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SECOND FLOOR FLAT

Flat 2/2, 234 Dumbarton Road, Patrick, Glasgow G11 6TU

Offers Over £159,000



This traditional tenement property enjoys an excellent location within an established and popular district in the west end of Glasgow. This home will be of specific appeal not only to purchasers seeking a convenient west end base but also to the buy to let market. Positioned on the second floor of a blonde sandstone tenement the spacious internal accommodation unfolds to a well appointed and welcoming hallway with access to storage facility off. There is a spacious front facing lounge, two well proportioned bedrooms with the master bedroom offering access to a separate study area, contemporary modern bathroom and well equipped dining kitchen. The property benefits from gas central heating as well as double glazing.

Ideally positioned to take advantage of a wealth of local amenities the property lies within close proximity to a variety of local shops which cater for everyday requirements with a more extensive choice of bars and upmarket restaurants and cafes available in and around near by Byres Road. The property is convenient not only for Glasgow University but also for the Kelvingrove Art Gallery and Museum as well as Yorkhill Hospital and the Western Infirmary. For the commuter there are excellent established transport links including close proximity to Kelvinhall Underground Station and Partick Rail/Bus Station for efficient commuting to Glasgow City Centre. There is a bus service which operates along Dumbarton Road linking with the City Centre and surrounding districts. The nearby Clydeside Expressway and the Clyde Tunnel provide ease of access to the extensive M8 motorway network and main arterial links.



ACCOMMODATION

HALLWAY

LOUNGE

18'11" x 12'10"

DINING KITCHEN

12'1" reducing to 6'3" at
alcove x 17'7" into alcove formation

BATHROOM

MASTER BEDROOM

12'7" x 19'0"

STUDY

7'9" x 7'9" at main points

BEDROOM TWO

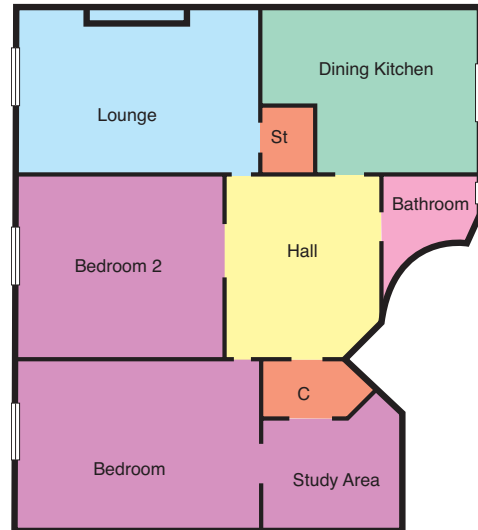
8'5" x 14'10"

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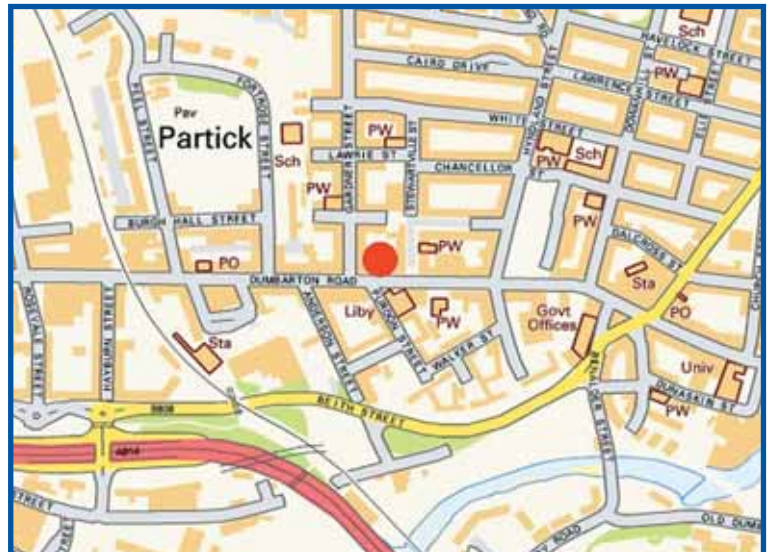
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Floor plans are indicative only - not to scale.



ENTRY DATE

Negotiable

VIEWING

Through Inksters on 0845 241 1222.
Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

TRAVEL DIRECTIONS

Travelling down Byres Road in the direction of Partick Cross turn right onto Dumbarton Road. Continue on along Dumbarton Road passing the new development on the left hand side and the property is positioned directly across from the Comet store.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



INVESTOR IN PEOPLE

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