



1/1 460 Dumbarton Road, Partick
Offers Over £145,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

First Floor Position

Walking distance to Glasgow University

Convenient West End location

5 mins to Partick Train/Subway station

Modern Kitchen and Bathroom

Bay window lounge

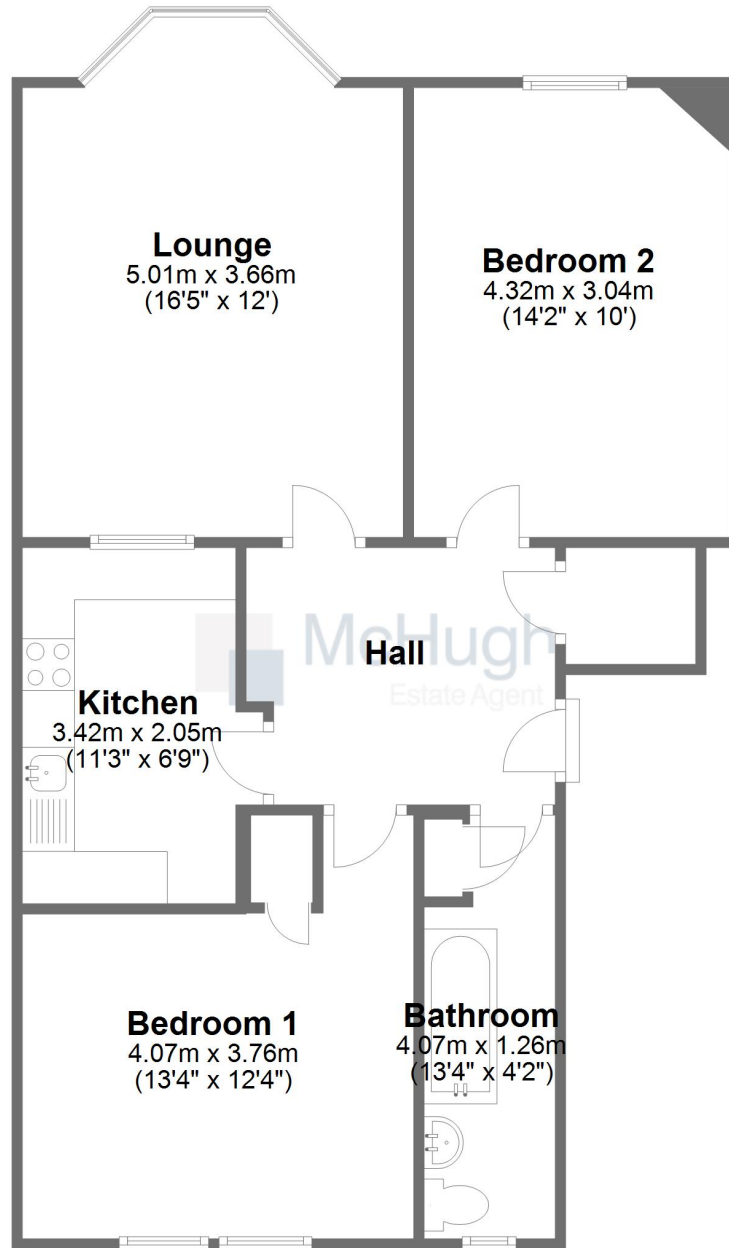
Gas Central Heating



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Floor Plan



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

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Enjoying an extremely central position within Partick in Glasgow's bustling West End, this attractive two-bedroom first floor flat provides spacious accommodation in excellent condition. The property is located within close proximity to a plethora of amenities, Byres Road, Glasgow University and excellent transport links.

Accommodation

A secure entry system accesses the building and the well maintained communal stairs. Inside the flat itself, the spacious hallway leads to all rooms. The lounge has plenty of space for a range of furniture and has a feature bay window with outlooks over Dumbarton Road. The modern, internal kitchen has white units with contrasting worktops, an electric oven and gas hob. Twin hatch doors allow natural light from the lounge into the kitchen.

There are two double bedrooms in the property, Bedroom 1 is an elegant room with outlooks over the roof terrace at the rear. Bedroom 2 is a well presented double room to the front. The bathroom has a white 3 piece suite with contemporary black fittings and an electric shower.

The property has partially double glazed sliding sash windows and gas central heating.

Outside space

A door on the first floor of the building opens to the communal drying area/roof terrace.

Location

460 Dumbarton Road is conveniently placed for quick and easy access to a broad selection of amenities. Restaurants, cafes, bars and coffee shops can all be reached within minutes. Partick train, underground and bus station are less than five minutes' walk and the Clydeside Expressway can be joined in less than five minutes. As such this is an ideal location for anyone who needs to commute throughout West Central Scotland for business. Byres Road is approximately ten-minutes on foot, as is Glasgow University.

SAT NAV ref - G11 6SQ

Dimensions

Lounge
5.01m x 3.66m

Kitchen
3.42m x 2.00m

Bedroom 1
4.07m x 3.76m

Bedroom 2
4.32m x 3.04m

Bathroom
4.07m x 1.26m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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.

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