



**lindsays**

**Flat 11 Turnberry Court**  
70 Partickhill Road, G11 5NB

*"Attractive modern 1st floor apartment within exclusive tree lined development by John Lawrence Builders circa 1983"*

- First Floor Apartment
- Security controlled access onto entrance
- Lounge/dining
- Double bedroom
- Shower room
- Electric heating/double glazing
- Private parking
- Near amenities

EPC Rating D

**OFFERS OVER £159,995**



## Description

Attractive modern 1st floor apartment within exclusive tree lined development by John Lawrence Builders circa 1983. Enjoying pleasant tree lined aspects to both front and rear, the accommodation comprises: security controlled access onto entrance with stairs to upper levels, reception hall with large cloaks/cupboard off, 15'3 lounge/dining room with twin window formation to front enjoying southerly tree lined aspects, full height opaque glass partition allowing additional natural light to hall, access off to breakfasting kitchen overlooking residents rear parking area and at present comprising floor and wall mounted veneer fronted units with complimentary work tops, tiled floor finish and deep pantry storage cupboard, generous double bedroom with deep fitted wardrobes and aspects to rear, the accommodation is completed by a fabulous fully refitted and tiled (circa 2012) shower room comprising three piece suite to include wash hand basin in vanity unit and corner situated cubicle. The specification includes electric heating and timber framed double glazing. Private residents parking to rear and visitor parking to front.

## Area

Partickhill comprises one of the most sought after districts within the West End and is only a few minutes walk from Hyndland Road, Dumbarton Road and Byres Road all offering a wide and varied range of artisan shops, cafes, bars and restaurants, in addition to excellent public road and rail transport providing a short commute to the City Centre. It is also conveniently situated for access to Glasgow University, Clydeside Expressway and Tunnel with the Queen Elizabeth University Hospital beyond.

## Viewing

By appointment contact Lindsays - [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



Floor plans are indicative only - not to scale.

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.