



**SOLICITORS & ESTATE AGENTS**



**MAIN DOOR APARTMENT  
81 THORNWOOD DRIVE, THORNWOOD G11 7UF  
Offers Over £165,000**



**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

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In pristine order throughout and in “turnkey” condition this impressive MAIN DOOR APARTMENT comprises unquestionably one of the finest two bedroom homes within this bustling and sought after district.

Beautifully presented and in immaculate order, the property offers easily maintained yet well proportioned accommodation.

Private main door access onto entrance hall with tiled floor finish and deep recessed storage cupboard leading to 20' L shaped reception hall with two further deep storage cupboards. Fabulous 17'3 lounge/dining enjoying aspects over carefully laid out private garden to front. Two generous double bedrooms (both with wardrobes/storage cupboards). Modern fitted “shaker” kitchen comprising floor and wall mounted white units with black handles and solid oak work tops, metro splash back and tiled floor finish, integrated appliances include five burner stainless steel gas hob, oven, fridge and dishwasher. Modern fitted and fully tiled bathroom comprising three piece suite with electric shower above bath, chrome towel rail, ceiling lined in PVC with recessed downlights.

The specification includes gas central heating (boiler replaced January 2024 & comes with 5 year warranty) and double glazing (excluding the oval window in kitchen). Private garden to front and shared residents garden to rear. Smoke & heat sensor alarms have also been fitted throughout the property.

The property is centrally situated within this high amenity district and only a short walk to Dumbarton Road and Crow Road enjoying a wide and varied range of shopping including M&S Food and Sainsbury's at the West End retail park, cafes and bars and excellent public road and rail transport.

## EPC Rating

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## Measurements

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RECEPTION HALL	20'4 (6.22m) x 7'9 (2.36m)
LOUNGE/DINING	17'3 (5.28m) x 11'10 (3.62m)
BEDROOM ONE	14'3 (4.34m) x 10'8 (3.26m)
BEDROOM TWO	12'3 (3.73m) x 11'1 (3.37m)
KITCHEN	12'9 (3.90m) x 8'4 (2.55m)
BATHROOM	8'0 (2.43m) x 5'1 (1.56m)



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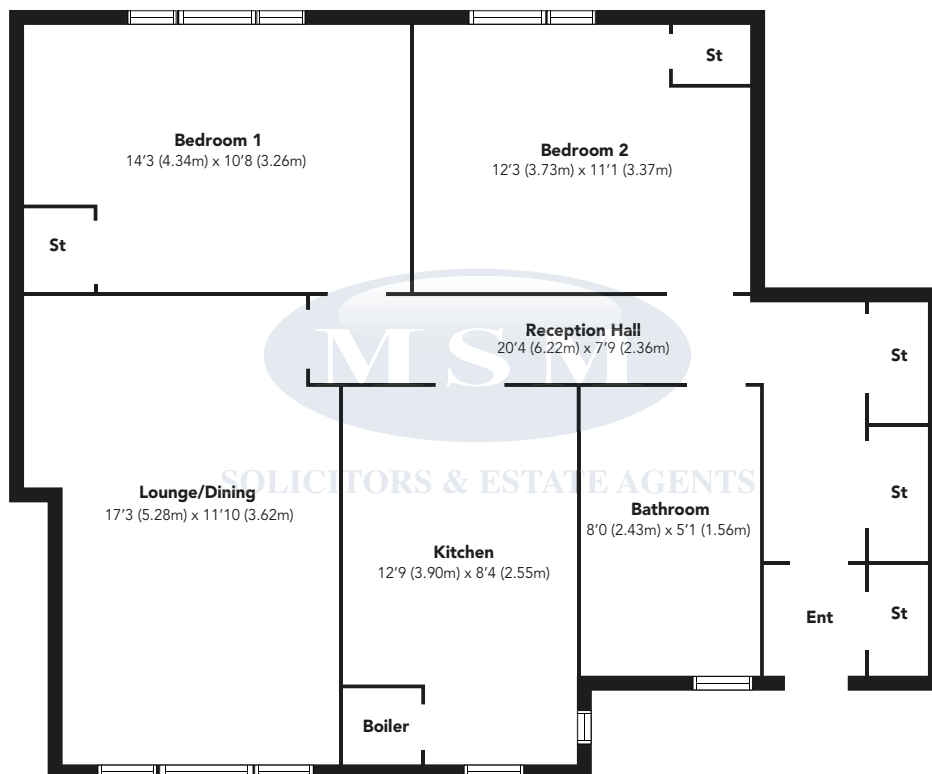
## Travel Directions

Travelling north along Thornwood Avenue from the junction with Dumbarton Road, past Thornwood Primary on left, turning next left onto Thornwood Road at the top right onto Thornwood Drive and number 81 is on left.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale  
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH  
Telephone 0141 339 5252, Fax 0141 339 4617

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