



SOLICITORS & ESTATE AGENTS



SECOND FLOOR FLAT
2/2, 76 THORNWOOD AVENUE, THORNWOOD G11 7PF
Offers Over £97,500



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

Description

Development opportunity! SECOND FLOOR FLAT within traditional red sandstone building, situated just off Crow Road and a short walk to Broomhill Cross, West End Retail Park and Dumbarton Road.

Requiring some internal modernisation, the property offers easily maintained accommodation benefitting from modern PVC windows with all main apartments to the front of the building.

Reception hall, living/bedroom with built-in fitted wardrobes and additional deep recess with louvre doors to the recess and wardrobes, generous dining kitchen, modern fitted shower room comprising three piece suite to include wash hand basin and WC in vanity unit, full height wet wall panelling around walls and PVC lining to ceiling. There is in addition a large store/utility cupboard with access from the landing with window to rear (not double glazed).

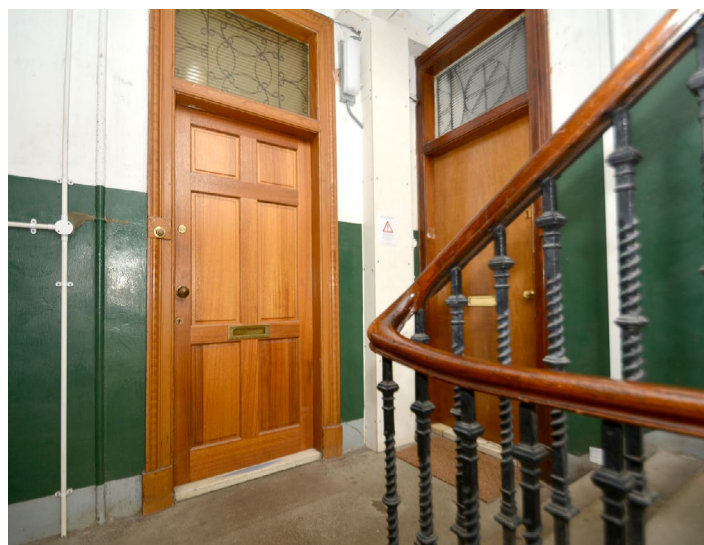
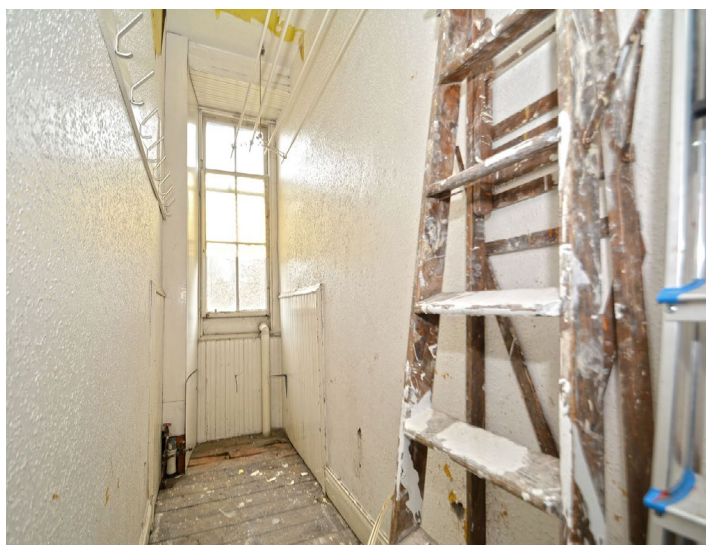
Thornwood is one of the most sought after districts within the West End and enjoys a wide and varied range of shopping, social amenities and excellent public road and rail transport nearby.

EPC Rating

E

Measurements

LIVING/BEDROOM	15'3 (4.64m) x 9'1 (2.78m)
RECESS	6'1 (1.86m) x 4'0 (1.23m)
KITCHEN/DINING	12'0 (3.64m) x 9'9 (2.96m)
SHOWER ROOM	5'5 (1.64m) x 5'5 (1.64m)
STORE/UTILITY	13'3 (4.03m) x 3'0 (0.91m)



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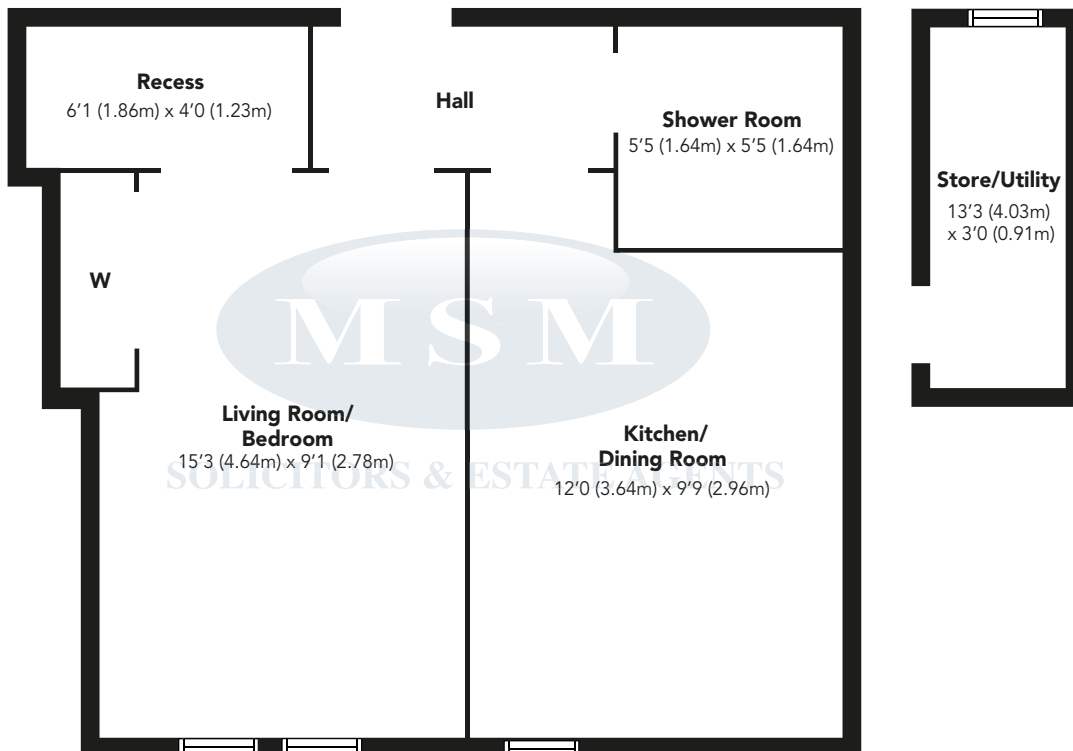
Travel Directions

Travelling north along Crow Road from the junction with Dumbarton Road continue past the West End Retail Park on right toward to Broomhill Cross turn left before the traffic lights onto Thornwood Avenue and number 76 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
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