



SOLICITORS & ESTATE AGENTS



**Third Floor Flat
9 Fairlie Park Drive, Flat 3/1, Partick, Glasgow G11 7SS
Offers Over £199,000**



VIEWING

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

Description

This attractive two bedroom flat is located within a well established and highly sought after residential area of Partick, offering bright, well proportioned accommodation that will appeal to a wide range of purchasers. The property enjoys a pleasant outlook and benefits from excellent natural light throughout, creating a warm and welcoming home.

Accessed via a well maintained close, the flat opens into a spacious entrance hallway providing access to all principal apartments. The living room is a particular highlight, generously sized and enhanced by a large bay style window which allows light to pour in while offering ample space for both relaxing and dining furniture. The room's proportions make it ideal for everyday living as well as entertaining. The kitchen is of good proportion and fitted with a range of base and wall-mounted units, providing practical storage and worktop space for everyday use

Both bedrooms are of good size, offering flexibility for use as comfortable double bedrooms, guest accommodation, or a home office if required. The bathroom is fitted with a modern suite, complete with an overhead shower and wet wall panelling in parts, providing a practical and low maintenance finish. The overall layout is well balanced and functional, with the property further benefiting from Double Glazing & Gas Central Heating.

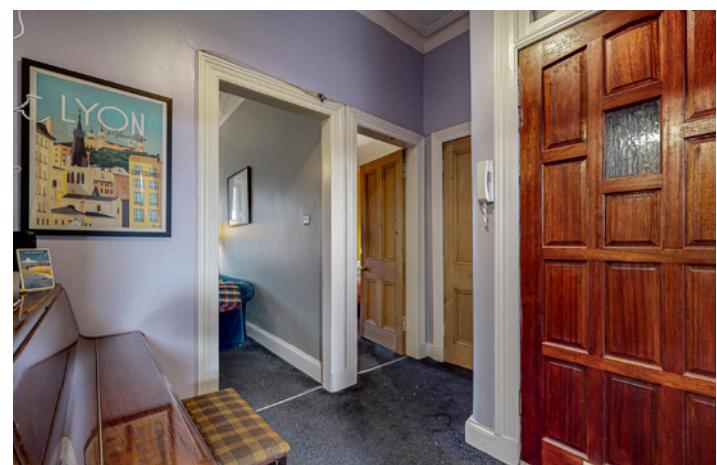
Situated on Fairlie Park Drive, the property enjoys a prime West End location within Glasgow. A wide selection of independent cafés, restaurants, shops and local amenities can be found nearby, while excellent transport links including Partick rail, underground and bus services provide swift access to the city centre, universities and beyond. The area is also well served by riverside walks and green spaces, making this an ideal home for those seeking a convenient yet vibrant urban lifestyle.

EPC Rating

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Measurements

<u>Lounge/Dining Room</u>	<u>18'9" x 11'10" 5.71 m x 3.60 m</u>
<u>Kitchen</u>	<u>9'10" x 8'3" 3.00 m x 2.52 m</u>
<u>Bedroom 1</u>	<u>16'1" x 11'6" 4.91 m x 3.51 m</u>
<u>Bedroom 2</u>	<u>13'6" x 11'9" 4.13 m x 3.57 m</u>
<u>Bathroom</u>	<u>13'6" x 4'11" 4.13 m x 1.51 m</u>



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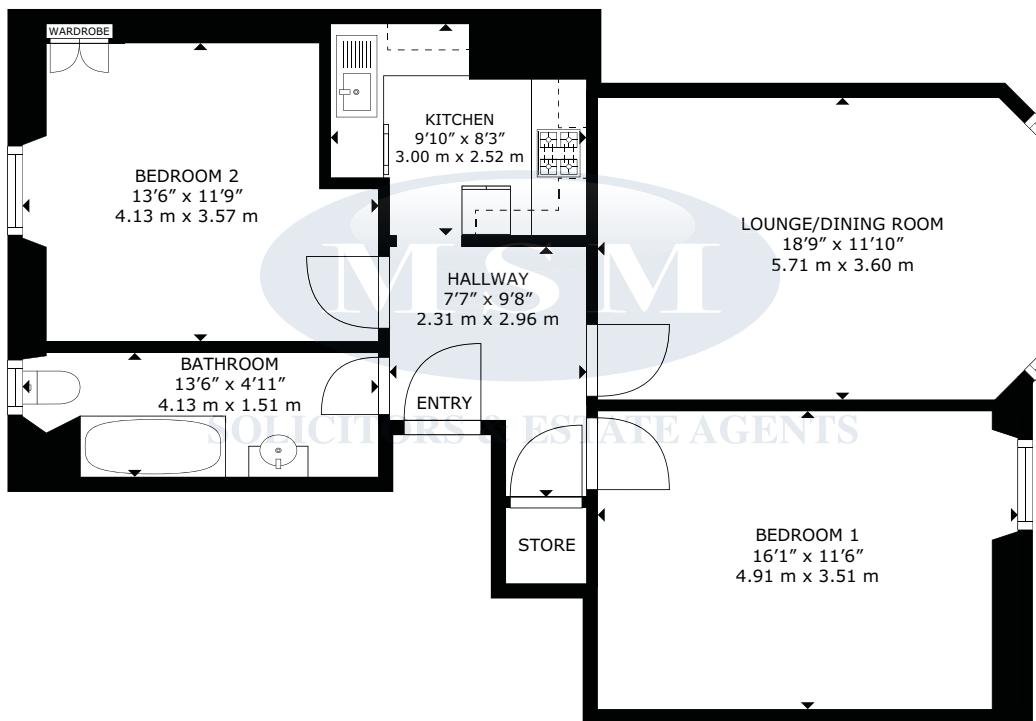
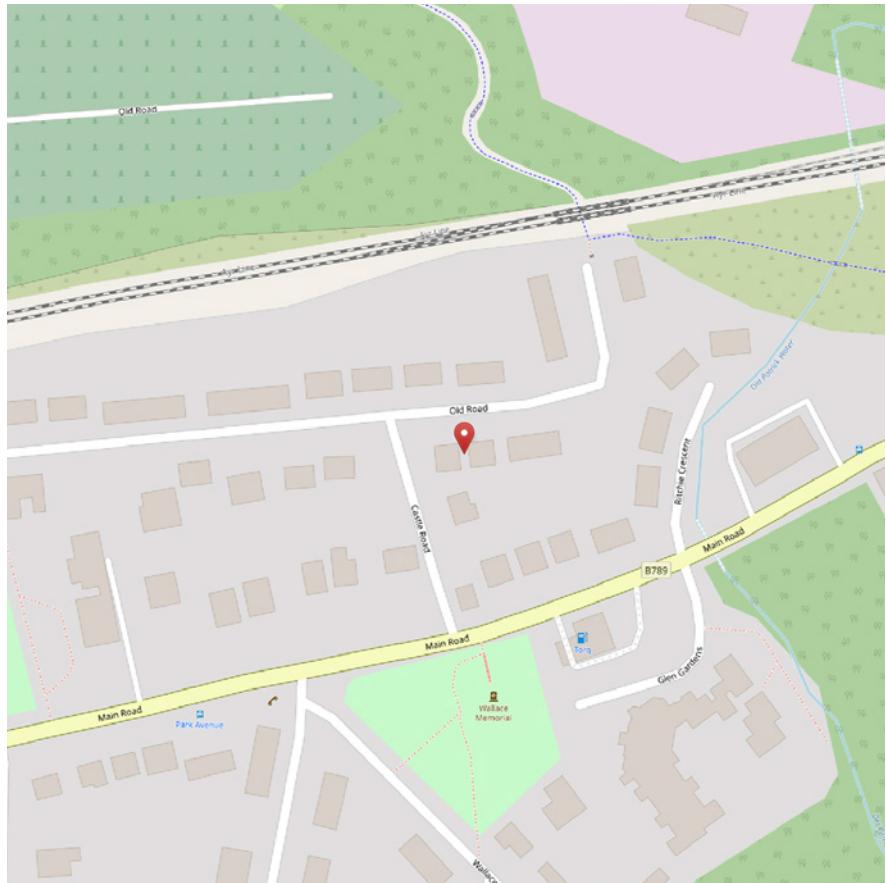
Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head south east on Crow Road (A739) towards Dumbarton Road. Continue straight through the junction, then turn right onto Dumbarton Road (A814) and proceed east towards Partick. After a short distance, turn left onto Fairlie Park Drive and continue along the road until you reach 9 Fairlie Park Drive, where Flat 3/1 is located.

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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.



GROSS INTERNAL AREA
FLOOR PLAN : 732 sq. ft , 68 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plush Plans Ltd

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.