



IVY





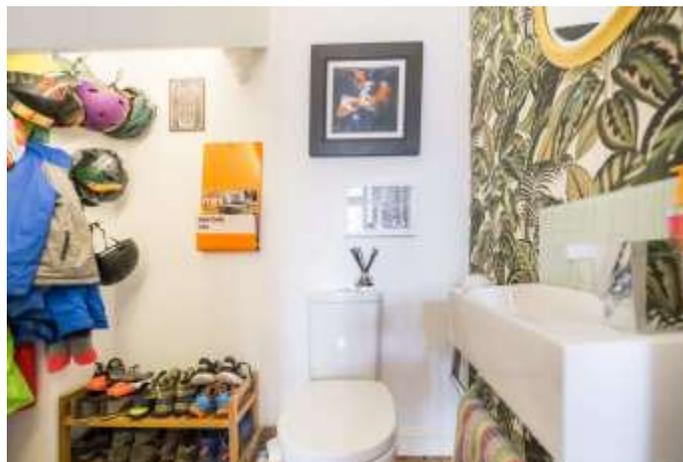
Offers Over £525,000

113 Randolph Road
Broomhill
Glasgow
G11 7DS

EPC Rating: D

STUNNING 5 BEDROOM RED SANDSTONE 3 STOREY TERRACED TOWNHOUSE WITH 2 PUBLIC ROOMS AND 2 BATHROOMS SET IN IN THE LEAFY WEST END DISTRICT OF BROOMHILL.

Locally there is a superb selection of cafes, delis, restaurants and specialist shopping together with Naseby Park nearby and Victoria Park just a 15 minute walk. There is excellent local convenience shopping on Crow Road, a Co-op at Broomhill Shopping Centre and more comprehensive shopping at Crow Road retail Park for Marks and Spencers, Boots, Argos and Sainsburys. Jordanhill Train Station is just a 3 minute walk and Hyndland Train Station is just 10 minutes walk for direct routes to both Glasgow and Edinburgh city centres and the number 4 bus runs from Crow Road & Clarence Drive for Hyndland, Byres Road and the city centre. The state of the art Broomhill Primary School is a 3 minute walk and there is an outdoor nursery planned for the former infant campus on Randolph





Road.

so early viewing is advised.

The house is entered via storm doors to the porch and inner door and the accommodation comprises; beautiful reception hall and stairwell, large bay window lounge with open fire and twin storage cupboards, living/dining room with feature fireplace and rear facing window, stunning dining kitchen with skylights, 'Glasgow Pulley' and rear door to the terrace and garden, utility room and to complete the ground floor layout there is a cloakroom/WC. On the half landing there is an impressive 3 piece bathroom with over-bath shower, twin sinks and side facing window. On the 1st floor there are 3 excellent bedrooms with the master boasting a 3 bay window and open, leafy views. On the 2nd floor there are 2 further bedrooms, the larger bay window bedroom is currently operating as a large home office and to complete the layout there is a bright and contemporary 3 piece shower room complete with a skylight. The property has double glazing and a modern system of gas central heating and there is unrestricted on-street parking. To the rear there is a dining terrace, landscaped gardens with stylish, narrow batten boundaries, a synthetic lawn and an incredibly versatile garden room which currently operates as a workshop but could offer any number of uses and an adjoining 'pull out' bike store which operates on runners and is cleverly concealed. The garden faces south and west, so enjoys an excellent amount of sunshine, right throughout the day with the dining area benefitting from the late afternoon sun.

This larger style, 7 apartment family home enjoys generous proportions and superb natural light. This size of home rarely makes it to the market in this location,

Tenure: Freehold

Council Tax Band: G

Local Authority: Glasgow City Council



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements