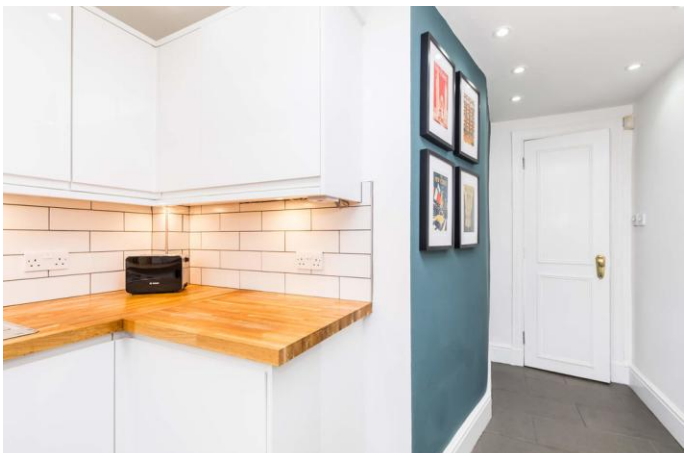




IVY





Offers Over £219,000

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0/1  
20 Woodcroft Avenue  
Broomhill  
Glasgow  
G11 7HX

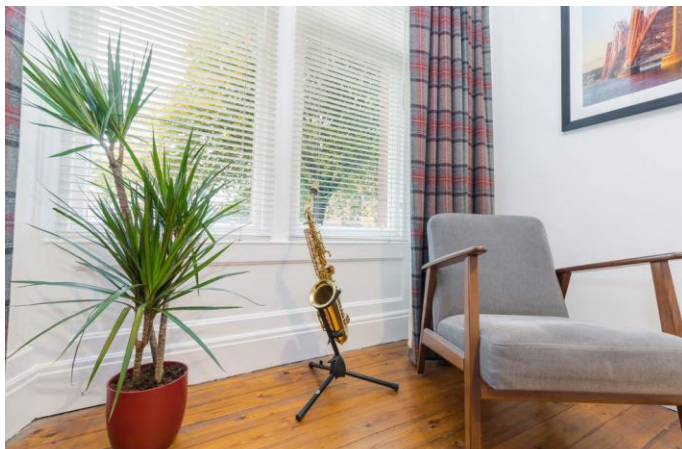
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EPC Rating '69'

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STUNNING ELEVATED GROUND FLOOR RED SANDSTONE 2 BEDROOM TENEMENT APARTMENT WITH WEST FACING PRIVATE GARDEN AND SEPARATE OFFICE SET IN THE LEAFY BROAD STREETS OF BROOMHILL IN THE WEST END ENJOYING SUPERB LOCAL AMENITIES AND TRANSPORT LINKS ON ITS DOORSTEP.

Locally there is a superb selection of cafes, delis, restaurants and specialist shopping together with Naseby Park nearby and Victoria Park just a 10 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. Hyndland Train Station is just 5-10 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 close at hand and there is an outdoor nursery planned for the former infant campus on Randolph Road.

The building has security entry and the communal close is smart and traditional. The accommodation comprises; square reception hall with storage, impressive 4 bay window lounge with period features, feature fireplace and open leafy aspects, the kitchen is a great size and enjoys 2 large windows facing to the rear affording plenty of natural light, there are 2 excellent double bedrooms, an essential, self contained office and to complete the layout there is a stunning shower room. The windows are original sash and case and there is a modern system of gas central heating.

The private garden, stunning interior, leafy west end location and home office will give this property broad appeal.

Early viewing is recommended.



Tenure: Freehold

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Council Tax Band D

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Local Authority: Glasgow City Council

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## IVY Property

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Glasgow  
Lanarkshire  
G12 9QU

## Contact Us

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01413398935

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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