



IVY





Offers Over £259,000

3/1
12 Laurel Street
Thornwood
Glasgow
G11 7QR

EPC Rating D

BEAUTIFULLY PRESENTED 3 BEDROOM TOP FLOOR BLONDE SANDSTONE TENEMENT FLAT WITH SUPERB OPEN VIEWS AND NATURAL LIGHT SET IN THE LEAFY WEST END DISTRICT OF THORNWOOD.

Locally there is a superb selection of supermarkets from M&S to Sainsburys & Morrisons with further extensive shopping at the Crow Road Retail Park and local shopping on Dumbarton Road. There are several cafes, restaurants and bars in close proximity at nearby Broomhill Cross, Partick and Hyndland and Partick Interchange offers Tube, trains for Glasgow city centre and Edinburgh direct and a bus terminal. Glasgow University, Gartnavel & the Southern General [QEUH] are all nearby as is Byres Road and the expressway for routes to M8/M74/M77 and the Clyde Tunnel.

The building is entered via security entry and the communal close is smart and tidy. The accommodation





comprises; spacious reception hall which currently hosts a piano and benefits from a storage cupboard, impressive formal lounge with spacious storage cupboard [which is currently operating as a home office], feature fireplace and open views across the west end [which are as good at night as they are during the day], spacious dining kitchen with large picture window to the rear with views to Cross Park, half height wall panelling and feature wall, master bedroom with twin window formation, open views, feature fireplace and large storage cupboard, bedroom 2 [currently operating as a large dining room] enjoys similar open views and a feature fireplace, bedroom 3 is situated to the rear, is well proportioned and has views to Cross Park and to complete the layout there is a stylish 3 piece bathroom with over-bath shower. The property has gas central heating and double glazing and presents as a fabulous family home with great proportions and open views.



The space and natural light together with the central location will give this large top floor apartment broad appeal.



Great flat, great location.

Tenure: Freehold

Council Tax Band D

Local Authority: Glasgow City Council

IVY Property

81 Lauderdale Gardens
Glasgow
Lanarkshire
G12 9QU

Contact Us

www.ivy-property.com
info@ivy-property.com
0141 3398935

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