



IVY

PROPERTY MOVIE™





Offers Over £225,000

2/1

65 Marlborough Avenue

Broomhill

Glasgow

G11 7BS

EPC Rating '54'

###RENOVATION PROJECT## LARGER STYLE 2 BEDROOM TOP FLOOR RED SANDSTONE TENEMENT FLAT BEAUTIFULLY POSITIONED ON THE CUL-DE-SAC, OVAL STRETCH OF MARLBOROUGH AVENUE IN THE THE LEAFY WEST END DISTRICT OF BROOMHILL WITH ENVIABLE CENTRAL PLEASURE GARDENS.

Locally there is a superb selection of cafes, delis, restaurants and specialist shopping together with Naseby Park nearby and Victoria Park just a 2 & 5 minute walk respectively. 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 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.

The building is entered via security entry and the communal close is smart and traditional. The storm door is a period folding door which folds into a recess to reveal the inner door. The accommodation comprises; long, broad reception hall with 3 storage cupboards, bay window lounge with feature fireplace and storage together with open views to the central pleasure gardens, large dining kitchen with recess and open views to the rear, master bedroom with triple window formation facing to the front with similar open views, bedroom 2 has a lovely bay window and open views to the rear and to complete the layout there is a 3 piece bathroom with over-bath shower. This property requires a degree of upgrading and presents as a fantastic opportunity to create a fabulous west end home in a leafy west end location within a fabulous red sandstone building.

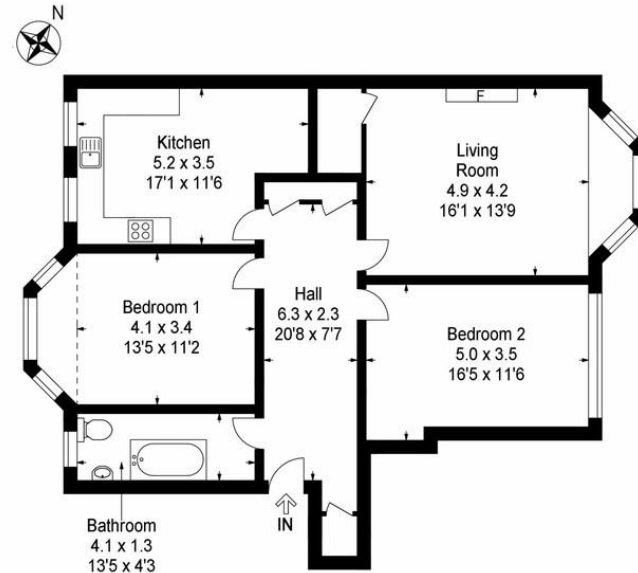
Early viewing recommended.



Tenure: Freehold

Council Tax Band

Local Authority:



VistaBee IVY
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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 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