



lindsays

3/3, 197 Crow Road,
Broomhill, Glasgow, G11 7PD

"Enjoying panoramic aspects over the surrounding district and beyond to the Campsie Fells, this impressive TOP FLOOR FLAT is just a short walk to Broomhill Cross"

- Top Floor Flat
- Panoramic aspects
- Near 17' bay lounge
- 2 double bedrooms
- Modern kitchen
- Tiled bathroom
- Gas central heating/double glazing

EPC Rating E

FIXED PRICE £185,000
£5,000 BELOW HOME REPORT VALUE



Description

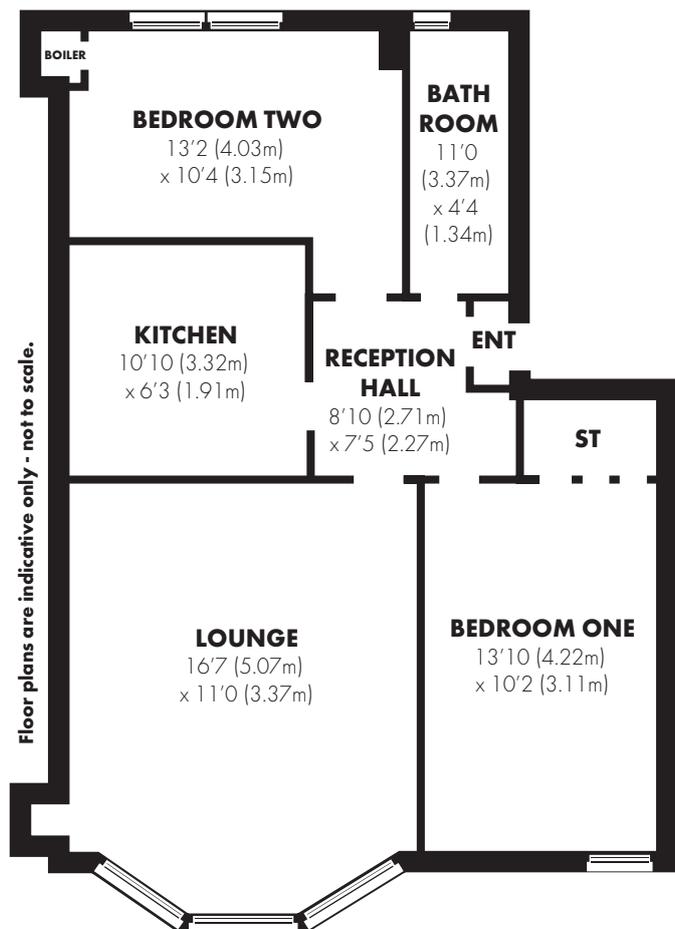
Enjoying panoramic aspects over the surrounding district and beyond to the Campsie Fells, this impressive TOP FLOOR FLAT is just a short walk to Broomhill Cross, The West End Retail Park (M&S Food, Sainsbury's), Hyndland Road and Dumbarton Road offering a wide and varied of shopping and social amenities including favourite West End cafes, bars and restaurants, etc. Security controlled access onto entrance, twin outer doors onto entrance vestibule, broad reception hall, near 17' bay window lounge with focal point period fireplace, varnished wood floor finish and ornate decorative cornicing, main bedroom to front comprising a generous double, again enjoying open aspects, of particular note within this apartment is the period fireplace and deep walk-in dressing area/storage cupboard, additional double bedroom to rear, modern fitted kitchen with access from the reception hall and comprising floor and wall mounted cherry wood veneer fronted units with complimentary work tops, mosaic splash back and tiled floor finish, integrated stainless steel oven, hob and hood, fully tiled bathroom comprising three piece white suite with electric shower above bath, recessed ceiling downlights and chrome towel rail. The specification includes gas central heating and PVC double glazing.

Area

In addition to excellent amenities nearby all within walking distance, the property is also convenient for access to Byres Road including Glasgow University and Hillhead Underground, Partick Railway Station, excellent public road transport and a short commute to the City Centre, it is also nearby access to the Expressway and Clyde Tunnel with the Queen Elizabeth University Hospital beyond.

Viewing

by appointment contact Lindsays – propertyadmin@lindsays.co.uk



T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.