



Flat 3/1, 111 Dumbarton Road  
Glasgow | G11 6PW

pattison & co



### Flat 3/1, 111 Dumbarton Road, Glasgow, G11 6PW

This is a well presented third floor flat within a traditional sandstone tenement in the heart of Partick in Glasgow's West End. This charming flat offers spacious and flexible accommodation and is well suited to a range of buyers including first time buyers and buy to let investors. Secure door entry leads to a well-maintained communal entrance close and stairs to all floors. The property itself opens into a welcoming entrance hall with doors to all apartments and benefits from traditional wooden flooring throughout. The outstanding bay windowed lounge is bright and spacious with a traditional fire place and timber sash and case windows. The bedroom is a good sized double and includes storage space. The kitchen features modern base units and wall mounted shelving units with integrated oven and hob and further space for white goods. The bathroom includes a three piece suite and boasts neutral décor. Externally, there is a very well maintained communal garden area to the rear. The property is in close proximity to Byres Road where you will find all usual amenities such as bars, shops and restaurants and Glasgow University and the Queen Elizabeth Hospital is a just a short 10 minute car journey away. The property is well served by transport links with being only a few minutes away from Kelvinhall and Partick stops on Glasgow's Subway and also Partick Train Station. Furthermore, the M8 Motorway network also connects Glasgow to the central belt with ease.



All room measurements are taken at the longest and widest points:-

Hallway 2.5m x 2.3m

Kitchen 1.8m x 2.7m

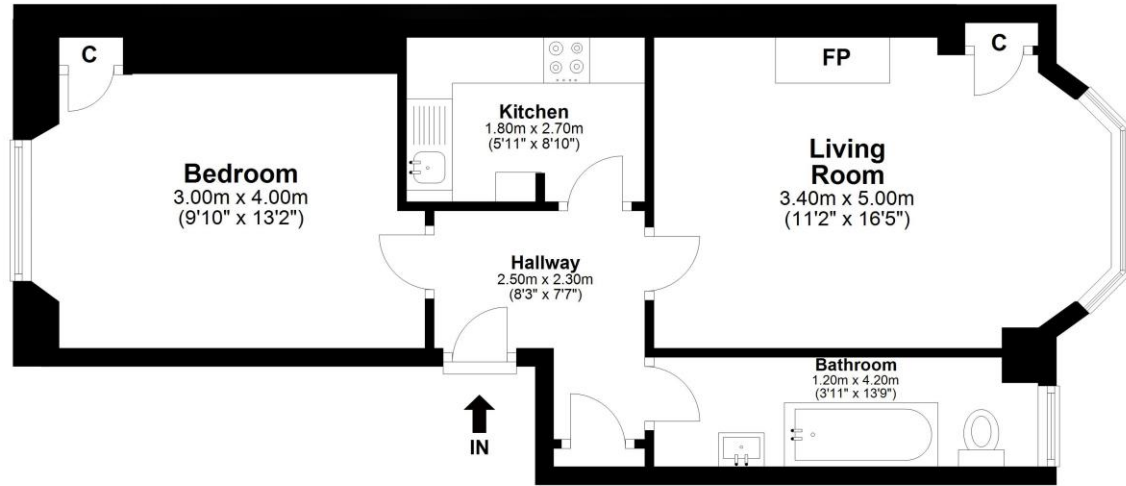
Living Room: 3.4m x 5m

Bedroom 3m x 4m

Bathroom 1.2m x 4.2m



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Total area: approx. 45.3 sq. metres (487.4 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.