



Dumbarton Road | | Glasgow | G11 6RZ

Offers Over £210,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome Dumbarton Road to the market.

An immediately impressive traditional blond sandstone, second-floor flat within a category B Listed Building, Dumbarton Road sits in an attractive apartment block within one of the most sought-after residential districts in the West End of Glasgow.

In a particularly convenient central location only minutes from Partick train, bus and underground stations (allowing seamless access throughout the city and beyond), and within easy walking distance of Byres Road, Glasgow University and Kelvingrove Park, this bright and spacious flat will appeal to a broad spectrum of purchasers - from downsizers in search of an apartment with excellent local amenities, to families seeking space to grow, to students or young professionals eager to take full advantage of life in the West End.

Entering via secure entry into the traditionally tiled and well-maintained close, the flat opens into a sizeable hallway with three storage cupboards off, as well as a large box room (previously used as a home office). To the front, the lounge and main bedroom, which is currently being used as a dining room, are both spacious, south-facing rooms with large dual-windows that bring in lots of natural light all year round. The fitted dining kitchen and second bedroom are rear facing with a peaceful and relaxed ambience. Both bedrooms have additional built-in storage. The family bathroom has a three-piece suite with rainfall shower over the bath and plenty of natural light also.

The home further benefits from gas central heating (an entirely new system was installed in 2023), double glazing to all windows, and lovely hardwood flooring from the lounge through into the hall and kitchen. There is also access to a well-tended communal rear terrace as well as to two shared resident parking spaces.

Dumbarton Road is ideally placed for a wide selection of shops and amenities, including gyms, cafes and restaurants, with various supermarkets on both Dumbarton Road and Byres Road, including Waitrose, Morrisons and Tesco. The nearest primary school is just round the corner, with Hyndland Secondary and Glasgow University both only a short walk away, and easy transport links to both Glasgow Caledonian University and the School of Art. The well-known Ashton Lane, just off Byres Road, contains a further variety of bars and restaurants, as well as the Grosvenor Cinema. At the top of Byres Road, the Botanic Gardens offer a beautiful green space in the city and greenhouses full of tropical plants, while the world-famous Kelvingrove Museum and Art Gallery is nearby also.

Whilst we endeavour to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points, and our floor plans may not be exactly to scale.

