



Flat 2/1, 46 Thornwood Avenue  
Glasgow | G11 7PQ

pattison&co

Offers Over £165,000



### Flat 2/1, 46 Thornwood Avenue, G11 7PQ

This is a wonderfully well presented traditional red sandstone second floor flat in the popular location of Thornwood in Glasgow's West End. This second floor flat enters by a bright and welcoming hallway giving access to all apartments. The large living room benefits from traditional bay window allowing maximum light exposure. The living room leads to the stunningly modern kitchen featuring wall and floor mounted gloss cabinets with eye catching herringbone tiling, and includes modern integrated appliances including oven, gas hob and cooker hood. The kitchen further benefits from a cosy recessed area which would be complimented perfectly by a dining table and chairs. The generously sized bedroom is capable of holding a large bed and also has ample space for wardrobe storage. The bathroom has been upgraded to a tremendously high standard with floor to ceiling tiling in the shower area. The bathroom further benefits from a chic and modern 4 piece suite. The property specification includes gas central heating, double glazing throughout and secure entry. Externally, there is a very well maintained communal garden to the rear. The property is in close proximity to bustling 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 measurements are taken at the longest and widest points:-

Hallway: 5.50m x 2.40m

Living Room: 3.40m x 5.31m

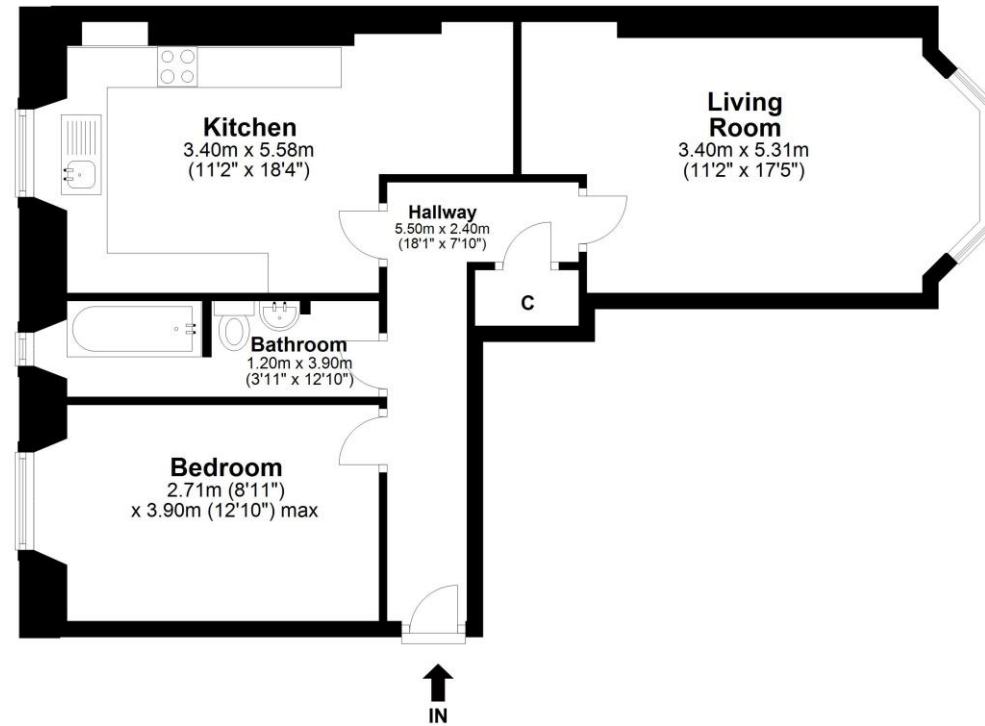
Kitchen: 3.40m x 5.58m

Bathroom: 1.20m x 3.90m

Bedroom: 2.71m x 3.90m



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Total area: approx. 59.9 sq. metres (644.6 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.