



Flat 3/2, 25 Old Dumbarton Road
Glasgow | G3 8RD

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Offers Over £139,000



Flat 3/2, 25 Old Dumbarton Road, Glasgow, G3 8RD

This is a bright and well presented one bed flat within a traditional blonde sandstone Tenement on popular Old Dumbarton Road. This charming flat offers spacious and flexible accommodation and is well suited to a range of buyers. The property enters by a warm and welcoming hallway giving access to all apartments. The living room benefits from a triple section window allowing for maximum light exposure and connects directly to the kitchen. This upgraded kitchen benefits from integrated appliances, modern floor and wall mounted cabinetry with feature glass backsplash and integrated electric Samsung hob and oven. Furthermore, the kitchen features under cabinet plinth lighting providing a gentle ambiance. The well sized bedroom provides space enough for a large double bed and the double height window within the bedroom ensures that the room is a tranquil and welcoming place to relax. The property further benefits from multiple storage areas, with two storage cupboards within the hallway and an integrated wardrobe within the bedroom. The bathroom suite features an impressive white sanitary set with modern full height wall tiling, complimentary floor tiling and a walk in shower complimented by glass shower screen panel. Externally, the communal garden grounds to the rear are very well maintained. The property specification includes UPVC double glazing, gas central heating, and secure entrance communal doorway. The property is in close proximity to Glasgow's West End and City Centre 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 the Partick stop 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: 1.80m x 1.25m

Living Room: 4.20m x 4.00m

Kitchen: 3.90m x 2.70m

Bedroom: 3.20m x 2.25m

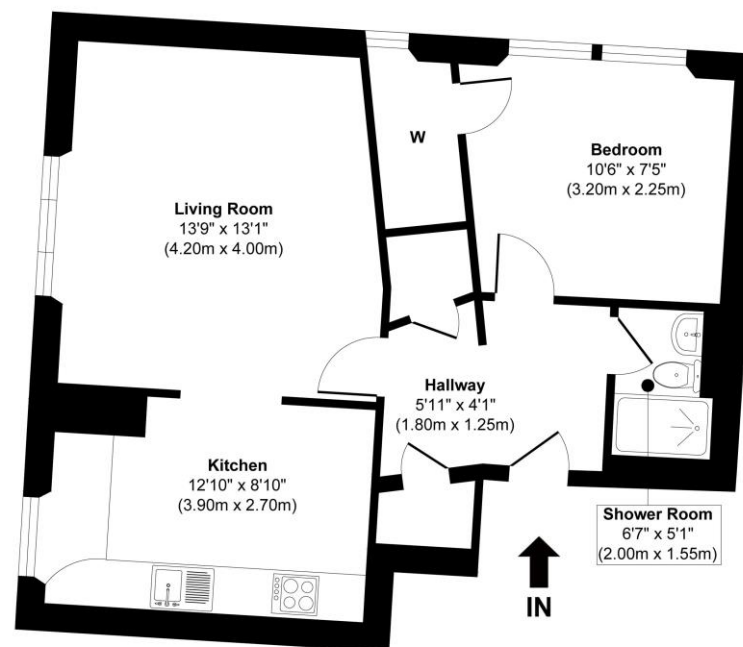
Shower Room: 2.00m x 1.55m



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Floor Area 516 sq. ft / 48.02 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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