



Flat 2/1, 11 Barrington Drive
Glasgow | G4 9DS

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Offers Over £255,000



Flat 2/1, 11 Barrington Drive, Glasgow, G4 9DS

This charming 2 bed flat is ideally positioned within the desired Woodlands area of Glasgow's West End. Set within a timeless blond sandstone tenement, the property enters by a bright and welcoming hallway giving access to all apartments, and also benefits from a quaint display nook. The living room boasts a traditional bay window and includes customary fireplace with ornate detailing. The modern kitchen was installed in September by 2021 by Howdens kitchens and features contemporary white wall and floor cabinetry, with subway tiling detail, quartz countertops and feature floating shelves. The kitchen benefits from integrated Howdens fan oven and induction hob, integrated microwave and Bosch fridge and freezer. Maple hardwood floor has been installed within the kitchen and the original wooden flooring throughout the flat has been refurbished by the current owner in December 2021. Bedrooms 1 and 2 each boast ample space for a double bed and additional storage and are complemented by traditional, original, fireplaces. The bathroom enters by a valuable utility area - currently housing washing machine and tumble dryer and includes white sanitaryware, and shower over bath. The bathroom specification also includes underfloor heating. The property specification includes secure entry, beautiful ornate corning detail, recently refurbished sash and case windows and gas central heating which was installed in October 2020. The property is located within a quiet residential pocket benefitting from a selection of newly opened delicatessens, cafes and boutiques on Great Western Road. A short walk takes you to the stunning Botanic gardens, and the illustrious West End of Glasgow. Kelvinbridge Subway station is a short distance connecting to the City Centre and beyond.



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

Hallway: 4.60m x 2.21m

Living Room: 4.00m x 5.95m

Kitchen: 2.90m x 5.50m

Utility: 1.48m x 2.31m

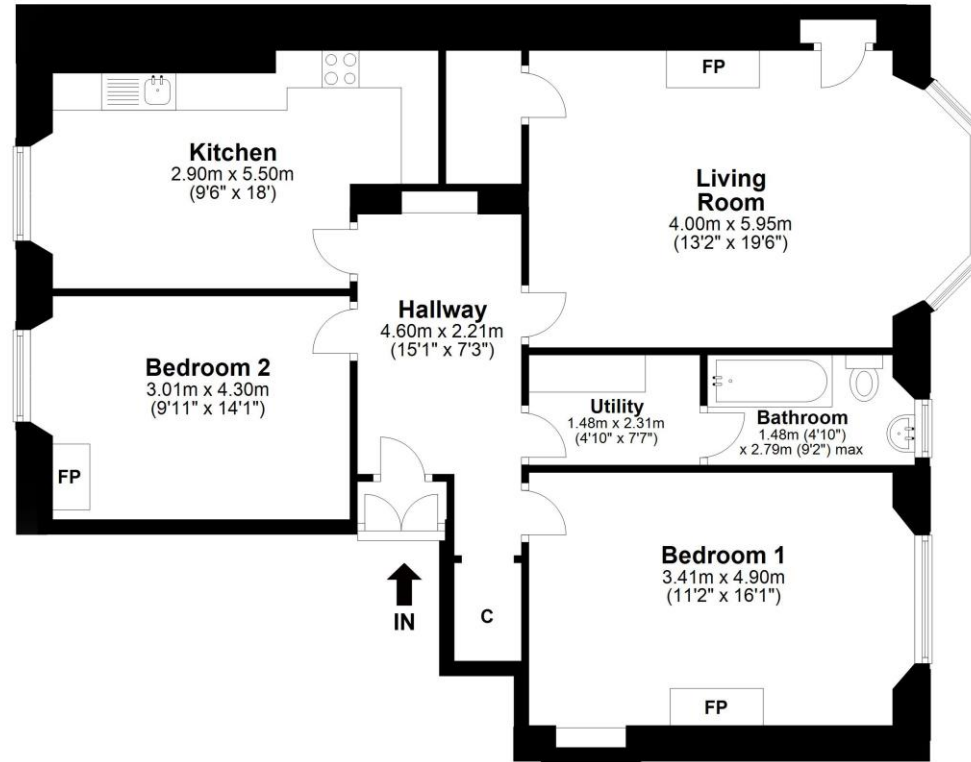
Bathroom: 1.48m x 2.79m

Bedroom 1: 3.41m x 4.90m

Bedroom 2: 3.01m x 4.30m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 90.3 sq. metres (972.4 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.