



20 Clarence Gardens
Broomhill | G11 7JN

pattison&co

Offers Over £165,000



20 Clarence Gardens, Broomhill, Glasgow, G11 7JN

This is a wonderfully quaint ground floor flat in the much admired Broomhill district of Glasgow's West End. The property enters by a bright and welcoming hallway giving access to all apartments and features three separate storage cupboards. The living room benefits from neutral décor and contemporary laminate flooring, and is complimented by a double window allowing for maximum light exposure. The kitchen benefits from wall and floor mounted cabinetry, with integrated oven, cooker hood and hob, and space for white goods. Bedrooms 1 and 2 provide ample space for a double bed and both provide peaceful views of the expansive garden grounds. The bathroom benefits from modern three piece suite and shower over bath. The communal gardens are well manicured and maintained to a high standard, and there is also a residents parking area. The property specification includes secure communal entry, electric heating and UPVC double glazing. The property is in an excellent central location and is a short walk from Hyndland Train Station, and Gartnavel Hospital is a 10 minute journey away. The property is within walking distance of Clarence Drive where shops, boutiques, cafes and restaurants are abundant. Glasgow's ever popular Botanic Gardens, Kelvingrove Park and Glasgow University are easily accessible. The Clyde Tunnel and the M8 motorway network are within close proximity giving access to the central belt and beyond.



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

Hallway: 4.40m x 3.21m

Living Room: 3.50m x 4.33m

Kitchen: 2.51m x 3.40m

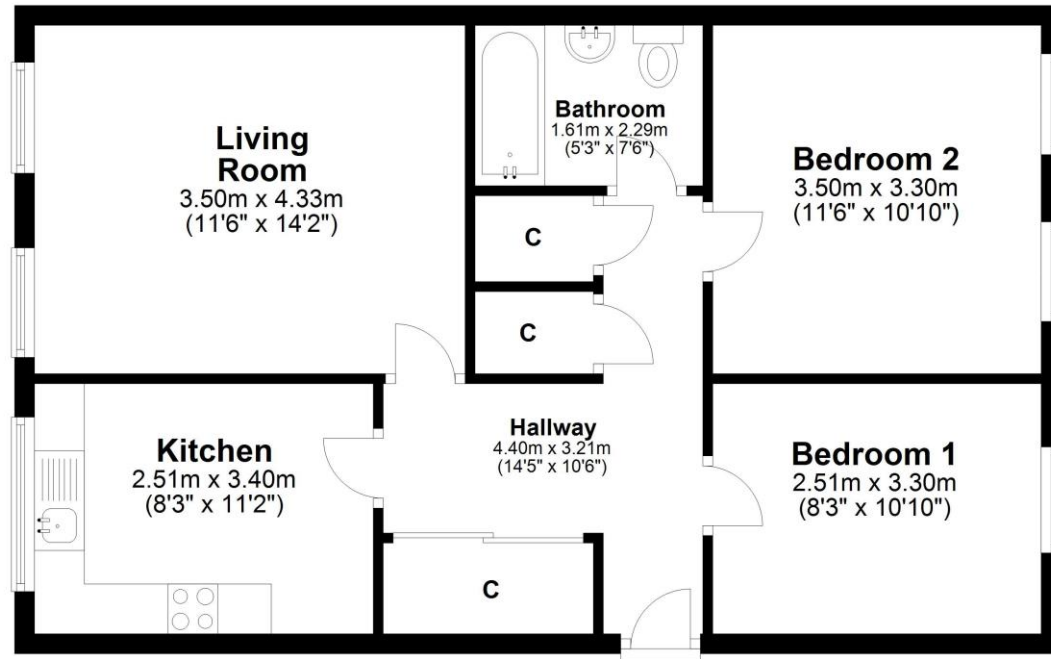
Bedroom 1: 2.51m x 3.30m

Bedroom 2: 3.50m x 3.30m

Bathroom: 1.61m x 2.29m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D		
39-54	E		
21-38	F	34	
1-20	G		

<https://find-energy-certificates.local-councils.gov.uk/energy-certified/>



Total area: approx. 61.8 sq. metres (665.4 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.