



Flat 3/2, 20 Novar Drive
Glasgow West End | G12 9PU

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Offers Over £275,000



Flat 3/2, 20 Novar Drive, Glasgow, G12 9PU

This 2 bed flat is centrally located in the ever popular Hyndland area of the West End of Glasgow. This modern unobtrusive block enters by secure communal entry and includes lift access to all floors. The property enters by a bright and welcoming hallway giving access to all apartments. The large open plan kitchen and living space invites a wealth of light in to the space providing a tranquil place to relax and enjoy. The kitchen area includes wall and floor mounted cabinetry albeit upgrading to the kitchen is required. Bedroom 1 benefits from a walk in cupboard space, and also benefits from an en suite with 3 piece sanitaryware set, to include WC, basin and shower. The en suite is complimented by half height white metro style tiling to suit any taste. Bedroom 2 provides space enough for a double bed and includes an integrated double wardrobe with feature clouded glass sliding doors. The family bathroom continues the half height white metro tiling and features white WC, basin and bath. It is anticipated that a buyer will replace the carpeting throughout the flat. The property specification includes an expansive balcony spanning the length and breadth of the flat providing stunning views of the West End and beyond. The property specification further includes private parking space via the pend, lift access, gas central heating and double glazing. This property is entirely sold as seen and no warranties can be given as to the working order of the systems or appliances. 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 bustling Hyndland Road 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 measurements are taken at the longest and widest points and are approximate:-

Hallway: 5.70m x 2.00m

Living Room: 2.15m x 3.20m

Kitchen: 2.80m x 2.15m

Bedroom 1: 3.50m x 3.00m

Bedroom 1 En Suite: 2.20m x 1.85m

Bedroom 2: 3.80m x 3.50m

Bathroom: 3.30m x 1.95m

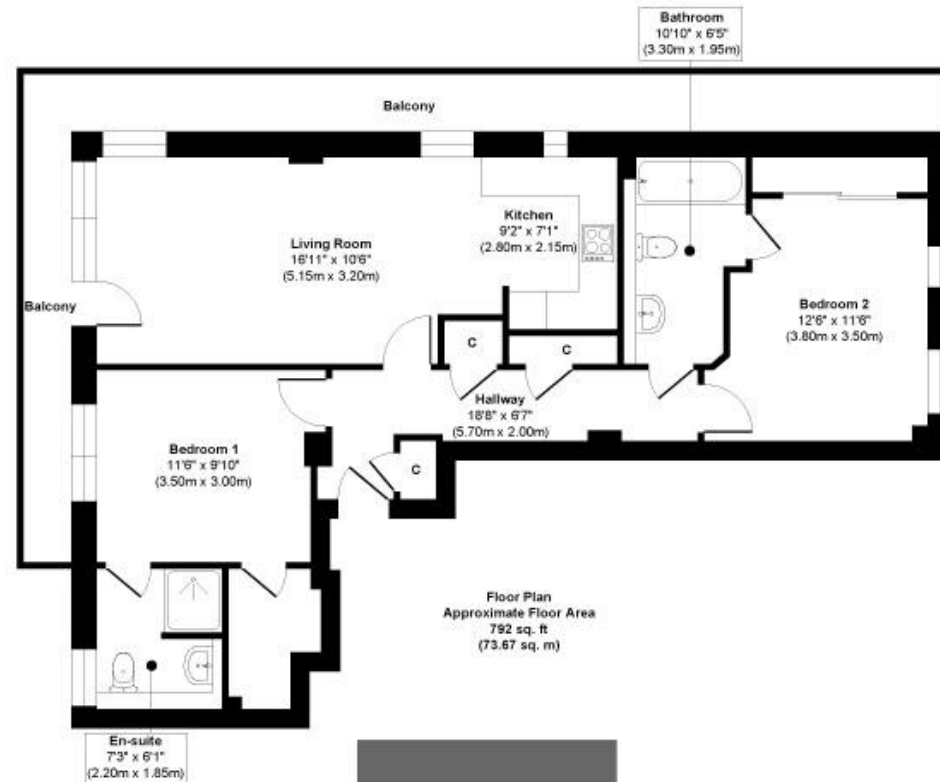


Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Approx. Gross Internal Floor Area 792 sq. ft / 73.67 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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