



Flat 14, 4 Partickhill Road, Westside Gardens
Glasgow West End | G11 5BL

pattison&co

Offers Over £345,000



Flat 14, 4 Partickhill Road, Westside Gardens, Glasgow West End, G11 5BL

This rarely available ground floor flat is presented to the market in the exclusive Westside Gardens Development within Glasgow's illustrious West End. The Development is accessed by a private driveway from Partickhill Road and is set in a secluded pocket surrounded by mature trees and landscaped grounds. The property enters by secure communal entry and is accessed via the ground floor. The property opens in to an expansive L shaped hallway providing access to all apartments. The sizeable living room benefits from feature bay window allowing for maximum light exposure and looks on to mature trees to the side. The living space is completed with a gas living flame fire to enjoy cosy nights in. The kitchen includes a boastful number of wall and floor mounted cabinetry with space for white goods and benefits from a dining area providing space for a large dining table with chairs. Bedrooms 1 and 2 provide space aplenty for a double bed with storage, with bedroom 1 also having the added benefit of an en-suite with shower. The family bathroom completes the accommodation and includes half height tiling, built in storage, WC, sink and bath. Further, there are 3 well proportioned cupboard storage spaces, 2 being accessed off of the main hall and one within the family bathroom. The property specification includes gas fired boiler, timber framed double glazed windows and private residents parking underground. The underground car park is accessed with a key fob and this property has an allocated parking space. The property's location is unmatched being set within a tranquil pocket of the West End but having all usual amenities of the West End available just a short distance away.



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

Hallway: 6.74m x 2.26m

Living Room: 5.50m x 5.51m

Kitchen: 3.40m x 5.01m

Bedroom 1: 4.01m x 3.01m

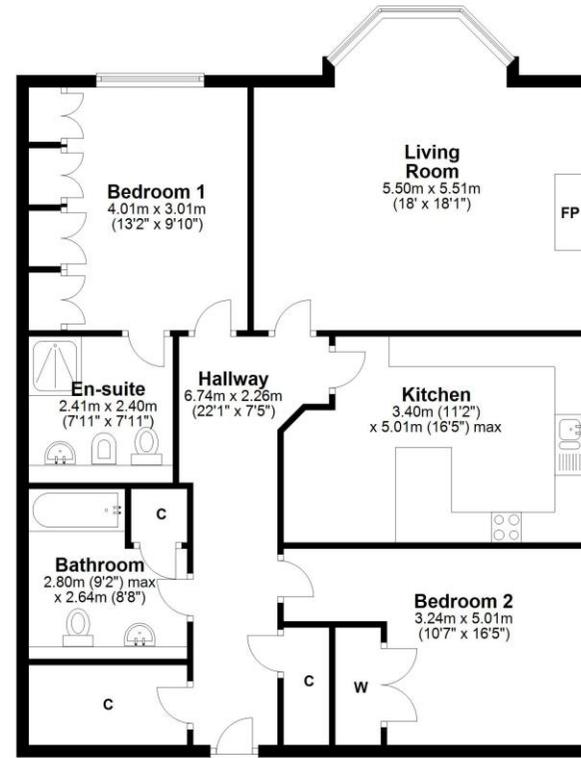
En-Suite: 2.41m x 2.40m

Bedroom 2: 3.24m x 5.01m

Bathroom: 2.80m x 2.64m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	73
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.



Total area: approx. 101.8 sq. metres (1095.3 sq. feet)