



Flat 3/2, 110 Novar Drive
Glasgow West End | G12 9SU

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Offers Over £225,000



Flat 3/2, 110 Novar Drive, Glasgow, G12 9SU

Nestled in the charming West End of Glasgow, this delightful two-bedroom top floor flat on Novar Drive offers a perfect blend of style and comfort. Housed within a striking red sandstone tenement, the property boasts secure communal entry, ensuring peace of mind for residents. The well-maintained internal close adds to the overall appeal of this lovely home. Upon entering, you are greeted by a spacious front-facing living room, featuring a traditional bay window that floods the space with natural light and provides picturesque views of the curved street outside. This inviting area is perfect for relaxation or entertaining guests. The internal kitchen is thoughtfully designed, complete with modern wall and floor-mounted cabinets, making it both functional and aesthetically pleasing. Both bedrooms are generously sized and rear-facing, offering a tranquil retreat for rest and relaxation. The bathroom is fresh and contemporary, equipped with white sanitaryware and a convenient walk-in shower, catering to your daily needs with ease. Additional features include a gas-fired boiler and UPVC double glazed windows, ensuring warmth and energy efficiency throughout the year. On-street parking is available, providing convenience for residents and visitors alike. This property is an excellent opportunity for those seeking a stylish and comfortable home in one of Glasgow's most desirable areas. With its charming features and prime location, this flat is sure to impress. The property will shortly be undergoing a Tenement refurbishment scheme with Grant funded assistance from Glasgow City Council. The Seller will cover the property's share of the repairs and so buyers will have the benefit of a refurbished Tenement without incurring the cost, making this a very attractive opportunity for home owners and investors alike. Full details will be provided at conveyancing stage.



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

Foyer: 4.19m x 2.06m

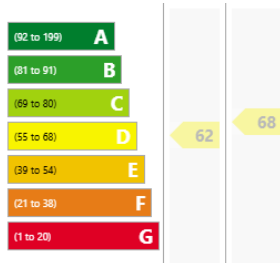
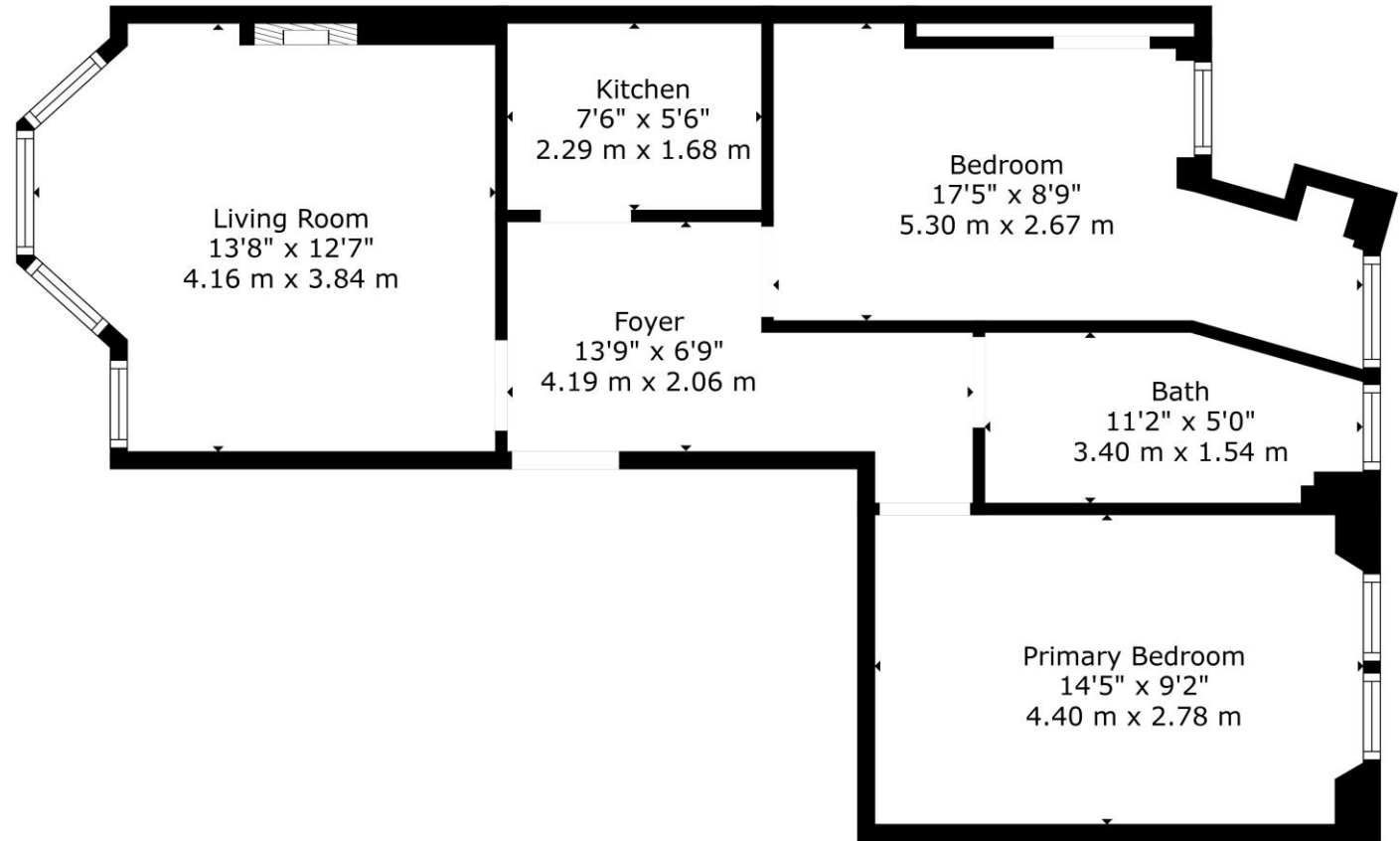
Living Room : 4.16m x 3.84m

Kitchen: 2.29m x 1.68m

Bedroom 1: 4.40m x 2.78m

Bedroom 2: 5.30m x 2.67m

Bathroom: 3.40m x 1.54m



TOTAL: 611 sq. ft, 57 m²
 FLOOR 1: 611 sq. ft, 57 m²
 EXCLUDED AREAS: WALLS: 62 sq. ft, 6 m²
 Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



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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