



Kirkmichael Avenue  
Broomhill, Glasgow  
G11 7QQ

2   
1   
1 

## Offers Over £195,000

This most impressive Modern End Terrace Villa is in great position in a quiet corner of a much sought after development.

Just off Clarence Drive, this tremendous home is surrounded by a lovely selection of amenities and is also handy for a variety of public transport links including Hyndland and Partick Rail Stations. The development has on-street, resident car parking spaces and is maintained beautifully by the residents who keep a very attractive neighbourhood, by maintaining private gardens to an excellent standard.

This particular property has been recently redecorated, has new carpets throughout and a lovely conservatory at the rear which provides a relaxing place to sit and looks over the garden.

The house is finished with low maintenance facing brick beneath a pitched concrete tiled roof, benefits from pvc double glazing, gas central heating and viewing is highly recommended.



Home Report Valuation  
£220,000

[www.packdetails.com](http://www.packdetails.com)  
HP751830  
G11 7QQ

Council Tax Band D

EPC Rating C





The accommodation comprises hallway, good sized main lounge/living room with picture window to the front and focal point fireplace. The kitchen has been very well equipped with a range of floor and wall standing storage units with integrated hob and oven, sink and drainer, ample worktop surface area with access to the under stair storage space where the central heating boiler is located.



The conservatory is a great sized and has French doors opening to the rear garden.

Upstairs the main bedroom has a picture window to the front, built in wardrobes to one side and a further storage cupboard above the stairs. The second double bedroom has full width wardrobes and a window to the rear.

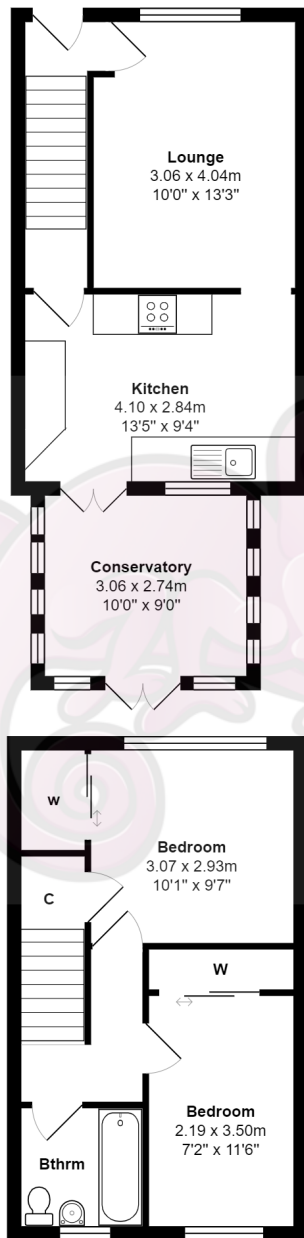
Modern bathroom with upgraded suite comprising deep oval panelled bath with wall mounted shower, wall hung sink and a wash hand basin. Window to the rear.



The property further benefits from gas central heating and has a good size loft storage area.

## Vendor Comments

*This was a great place to stay as was very quiet area but yet so handy for shops, public transport links and train station.*



Total Area: 67.6 m<sup>2</sup> ... 727 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Just off Clarence Drive, Kirkmichael Avenue is conveniently placed within Glasgows West End. Dumbarton road and Byres road are a short walk away, offering a range of amenities, shops, restaurants and bars. West End Retail Park is also close by including retailers such as Marks & Spencers, Sainsburys, Argos and Boots. There are plenty of Public transport services available via train, underground and bus, with Partick and Hyndland stations both 10 minutes walk away. There are good road links to the Clyde side Expressway, Clyde Tunnel, M8 Motorway and Glasgow City Centre.





[www.propertybureau.co.uk](http://www.propertybureau.co.uk)

**Glasgow**   Stirling   Helensburgh   Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
0141 943 1110

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

