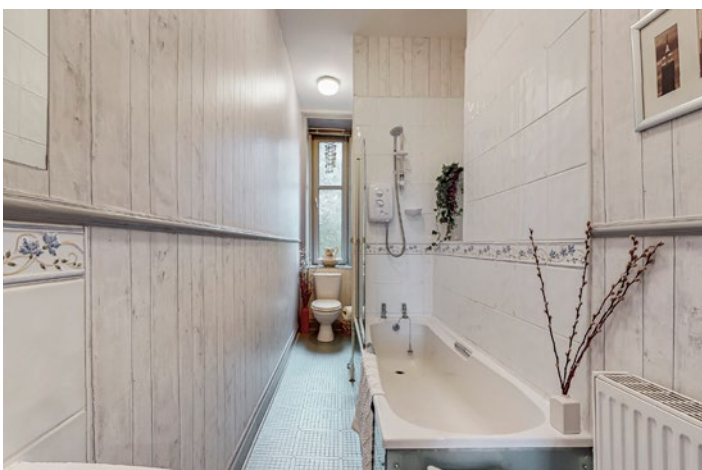




**SOLICITORS & ESTATE AGENTS**



**Second Floor Flat**  
**Flat 2/1, 13 Thornwood Drive, Thornwood, Glasgow, G11 7TS**  
**Offers Over £159,000**



**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

This well presented one bedroom flat with open aspects front and rear is located within the ever-popular Thornwood district of Glasgow's West End and benefits from many original features. Situated on the second floor, the property offers bright and generously proportioned accommodation throughout with broad appeal.

Access is through a main security door and on entering the flat via traditional storm doors, you find a welcoming entrance hallway with large storage cupboard. Access to all rooms is gained from the hallway. To the front of the property you find a bright spacious lounge, filled with natural light from its large front facing bay windows, creating an inviting living and relaxation space with traditional fireplace and surround. An added benefit is a large cupboard, accessed from the lounge offering either a study/home office or storage facility. The kitchen/dining room which is situated to the rear is well-appointed with ample room for both cooking and dining, and benefits from an adjoining utility space providing additional storage and laundry space. The property also features a comfortable double bedroom and a well fitted bathroom. Externally, there is a shared rear garden space providing residents with an outdoor retreat, as well as on street parking available for convenience.

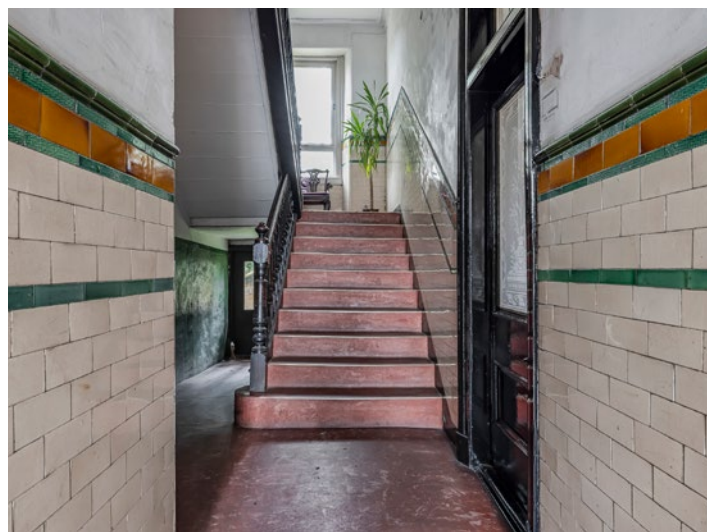
The property is ideally positioned in Thornwood, a desirable West End location just a short walk from Partick and Byres Road. Local amenities include a wide variety of shops, supermarkets, bars, cafés and restaurants, with excellent recreational facilities nearby including Victoria Park and the River Clyde walkways. The area benefits from superb transport links with Partick train and subway station within easy reach, as well as regular bus services, giving quick access into Glasgow city centre and beyond. Road links via the nearby Clydeside Expressway and Clyde Tunnel make commuting further afield highly convenient.

## EPC Rating

D

## Measurements

|                |                               |
|----------------|-------------------------------|
| HALLWAY        | 7'9" x 10'0" 2.36 m x 3.06 m  |
| LOUNGE         | 17'8" x 11'0" 5.37 m x 3.36 m |
| DINING KITCHEN | 20'3" x 11'4" 6.16 m x 3.46 m |
| BEDROOM        | 14'9" x 9'0" 4.49 m x 2.75    |
| BATHROOM       | 16'9" x 4'5" 5.10 m x 1.34 m  |



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



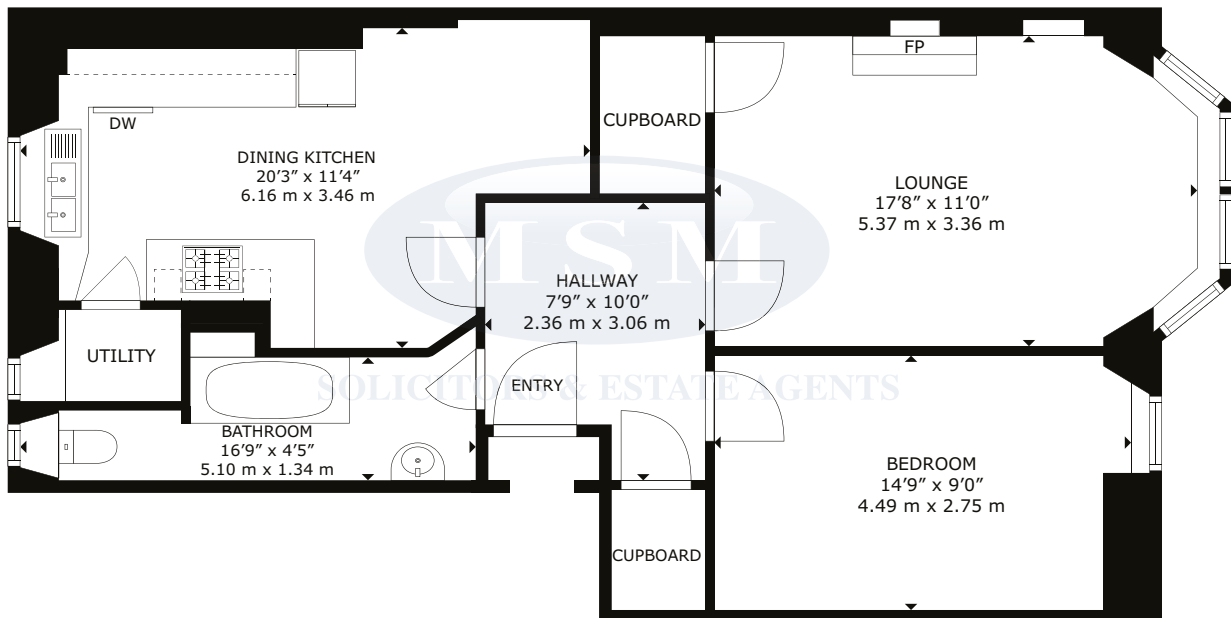
## Travel Directions

Starting from MSM, 43 Crow Road, Glasgow G11 7SH, head north and join Dumbarton Road (A814), turning right to travel east. Continue along Dumbarton Road for a short distance before turning right onto Thornwood Avenue then turn left onto Kennoway Drive. Follow the road and you will find number 13 Thornwood Drive directly ahead.

## Viewing

By appointment with MSM Solicitors & Estate Agents, 0141 339 5252.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
FLOOR PLAN: 700 sq. ft, 65 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH  
Telephone 0141 339 5252, Fax 0141 339 4617

rightmove  
find your happy

Zoopla.co.uk