



cochrandickie
ESTATE AGENCY

39 Flat 1/1
Gardner Street,
Glasgow G11 5DE
www.cochrandickie.co.uk



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Formed within this traditional blonde sandstone building and set over the entire floor is this stunning, comprehensively upgraded and modernised two-bedroom apartment which is sure to impress all who view. Located in the leafy west-end district nestled perfectly between Hyndland, Partick and Downhill, the building is accessed via a security-controlled door entry system and storm door to the reception hallway.

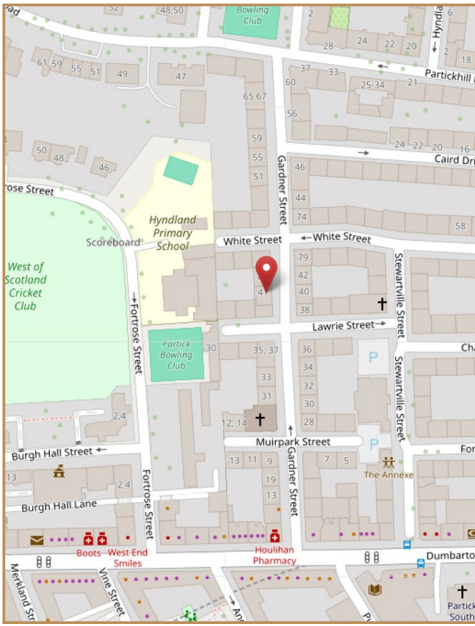
Internally the property is finished to an exacting standard whilst retaining period features that you would expect in such an apartment. The lounge has a fantastic bay window looking down the avenue and has the added benefit of a feature fireplace with living flame gas fire. The living dining kitchen has ample space for a sofa, dining table and wall & base units with integrated appliances that include oven, hob, extractor hood & fridge-freezer. The property also benefits from a dedicated utility cupboard which has been re-plumbed to house the washing machine & additional storage space.

The shower room is designed in a contemporary fashion, fully tiled to imitate the West End look of old but with walk-in shower cubicle, WC and wash hand basin. Completing the accommodation is two double bedrooms, the principal having built-in fitted wardrobes.

In recent times the property has gone through a refurbishment program that included upgrading all windows to new double-glazed Sash & Case windows with solid oak internal finishes to retain traditional appeal, new heating system, new kitchen, with granite worktop, shower-room and redecorating to create the apartment you see today.

Partick is a vibrant urban experience enriched with diverse amenities combining historic charm with modern convenience. Three minutes from Byres road, the area has an array of cafes, pubs, and restaurants, catering to various tastes. Its well-connected transportation network, including subway, rail and bus links within a 3-minute walk ensures easy access to the City Centre and beyond. The iconic Kelvingrove Park is a green haven for relaxation, while the Kelvingrove Art Gallery and Museum provides cultural enrichment with a close proximity to the University of Glasgow. The area has a lively atmosphere, a blend of residential tranquillity and urban dynamism, making it an attractive destination for residents and visitors alike.

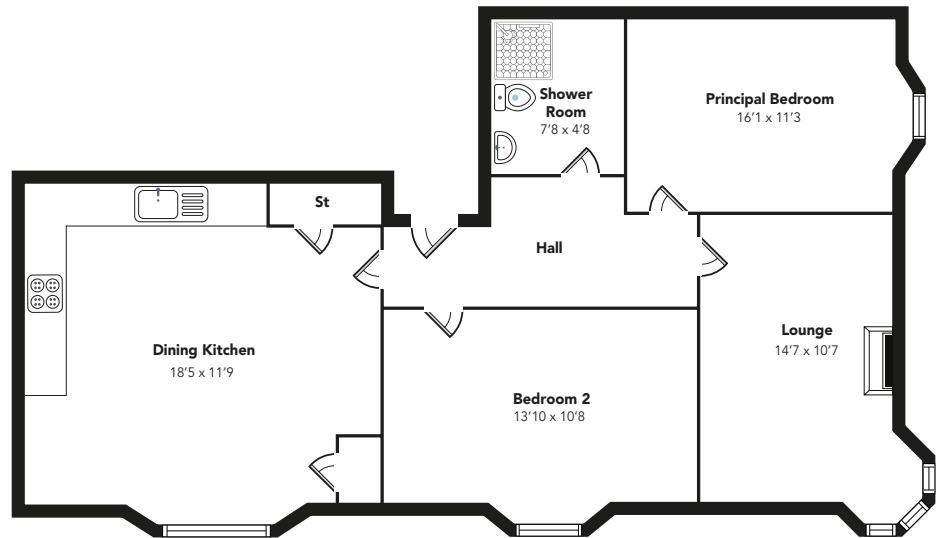




EPC rating
C

Office
Paisley

disclaimer
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by Plushplans

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