



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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14 Hillside Gardens Lane

PARTICKHILL, GLASGOW, G11 5BX



# Location

PARTICKHILL, GLASGOW,  
G11 5BX

Glasgow's ever-popular west end is a great place to live and commute from. The transport links by bus and underground are literally 2 minutes away, as is the thriving nightlife all around this premier area of the city.

For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. The airport is attainable in only 20 minutes or so. Perfect for the Universities and schools, with a great range of shops, bars, top-class restaurants and amenities of all kind, all within easy reach, making it a very popular and incredibly stylish place to call home.





# 14 Hillside Gardens Lane

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We are delighted to offer to the market 'Observatory' cottage, a rarely available three bedroom period property, set in the quiet and very popular west end location of Hillside Gardens Lane.

This charming and delightful home could not be better placed and given its prime west end location and close proximity to the excellent amenities and social scene in the surrounding area it offers so many options for a number of prospective purchasers.

The property just oozes charm and the roof terrace offers the perfect spot to enjoy a coffee and a breath of fresh air before you head out for the day, or a relaxing place to wind down with a glass of wine and a good book at the end of the working day, the versatility means you get to choose.

The key features of this period property remain and it's the quirkiness that endures, mixed with modern styling and contemporary comfort.

The lounge is bright and affords the viewer a real sense of relaxation and a timeless charm that more modern builds could not easily replicate. The room offers space for a desk to operate a home office/study if required.

The kitchen/diner is finished with a good range of units, with a large range cooker and ample space for the appliances including an American style fridge/freezer and freestanding washing machine. The dining room offers excellent space for a dining table, perfect for entertaining

on more formal dining occasions with friends and family.

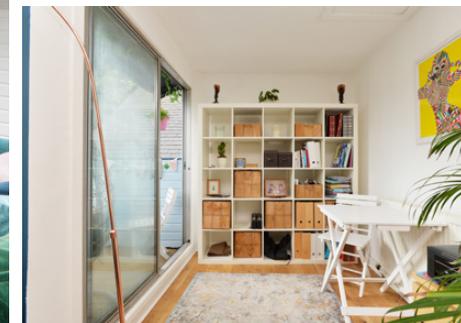
The bathroom is bright and fresh, with a chrome radiator and a white suite and tap-fed shower over the bath, ensuring there's always plenty of instant hot water for long refreshing showers.

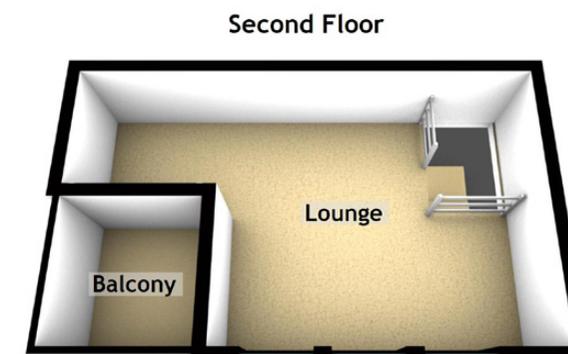
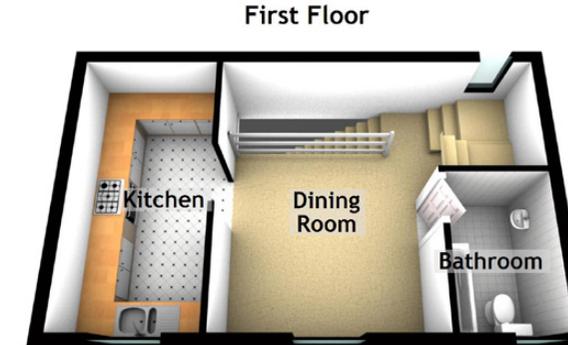
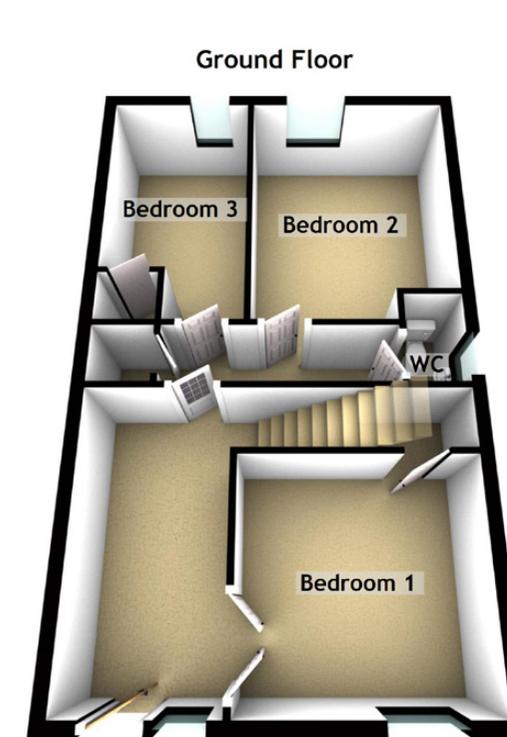
There are three bedrooms in this lovely home, all with lots of daylight and room for freestanding furniture. The home is kept warm and comfortable via the gas central heating and double glazing.

There are also ample storage cupboards offering plenty of space to keep the apartment clutter-free at all times.

There is additional private outside space at the front of the property, which on sunnier days makes a great place to relax with the neighbours for a barbecue and can also be used as the property's private car parking space. To the rear, there is a private area for bins

This is a truly unique property that ticks the boxes for anyone searching for a special period home in a first-class location. Early viewing is strongly advised for professional couples or small families looking for a great place to call home.





Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Bedroom 1	3.33m (10'11") x 2.99m (9'10")
Bedroom 2	4.10m (13'5") x 3.18m (10'5")
Bedroom 3	4.10m (13'5") x 2.25m (7'5")
WC	1.42m (4'8") x 0.88m (2'11")
First Floor	
Kitchen	4.26m (14') x 2.10m (6'11")

Dining Room	4.20m (13'9") x 3.33m (10'11")
Bathroom	2.35m (7'9") x 1.55m (5'1")
Second Floor	
Lounge	7.09m (23'3") x 4.35m (14'3")
Balcony	2.31m (7'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



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