

1/1, 9 Lennox Gardens

GLASGOW, G14 9ER



A well presented two bedroom apartment located a stone throw away from the Victoria Park Nature Trail



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We are delighted to offer to the market this excellent two-bedroom apartment, set in a popular area with an easy commute to the social scene of the West End.

THE LOUNGE



In more detail, the property is accessed via a well-maintained communal stairwell. Internally, the accommodation is in excellent decorative order throughout and comprises an entrance hallway, a spacious lounge/diner with two large windows that flood the room with natural light. Due to its shape, it would suit a range of furniture options.

THE KITCHEN



A very functional kitchen, finished in light wood units with an electric oven and hob, with ample space for a fridge freezer and washing machine.



There are two bedrooms; a large double master bedroom and a large single bedroom with a built storage facility, both offer plenty of room for free standing furniture. The shower room is fresh and bright and contains a suite with an electric walk-in shower. The apartment is kept warm and comfortable via double glazing and gas central heating.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

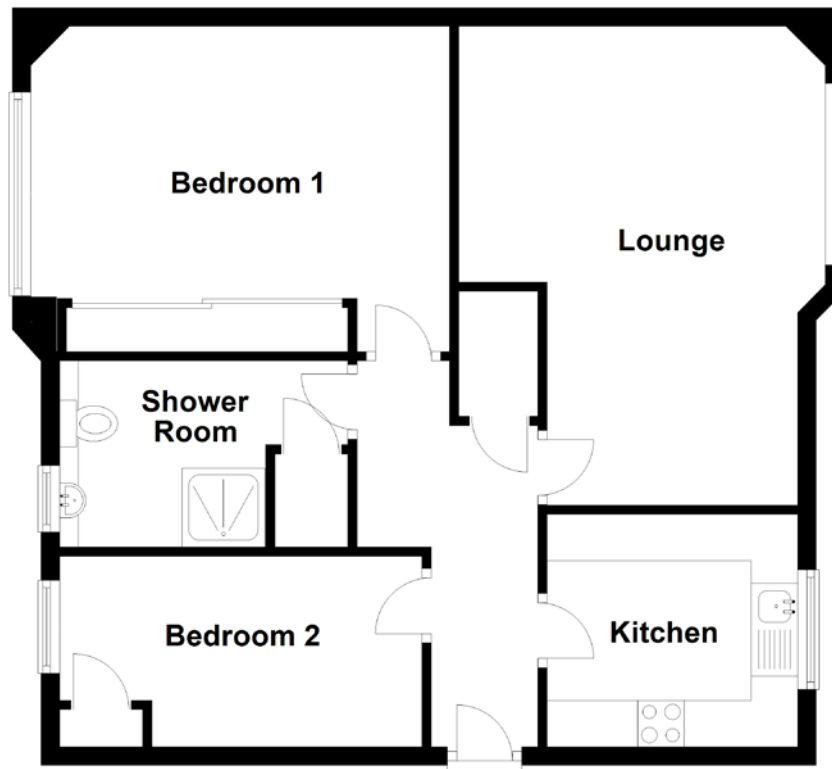


There are excellent communal areas externally, for drying or relaxing on lazy summer days. These are maintained to an excellent standard by the factor. There are a number of unallocated parking spaces available - which are like gold dust in this part of the city. There is also a secure door entry system. Early viewing is advised for those seeking a comfortable place to call home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



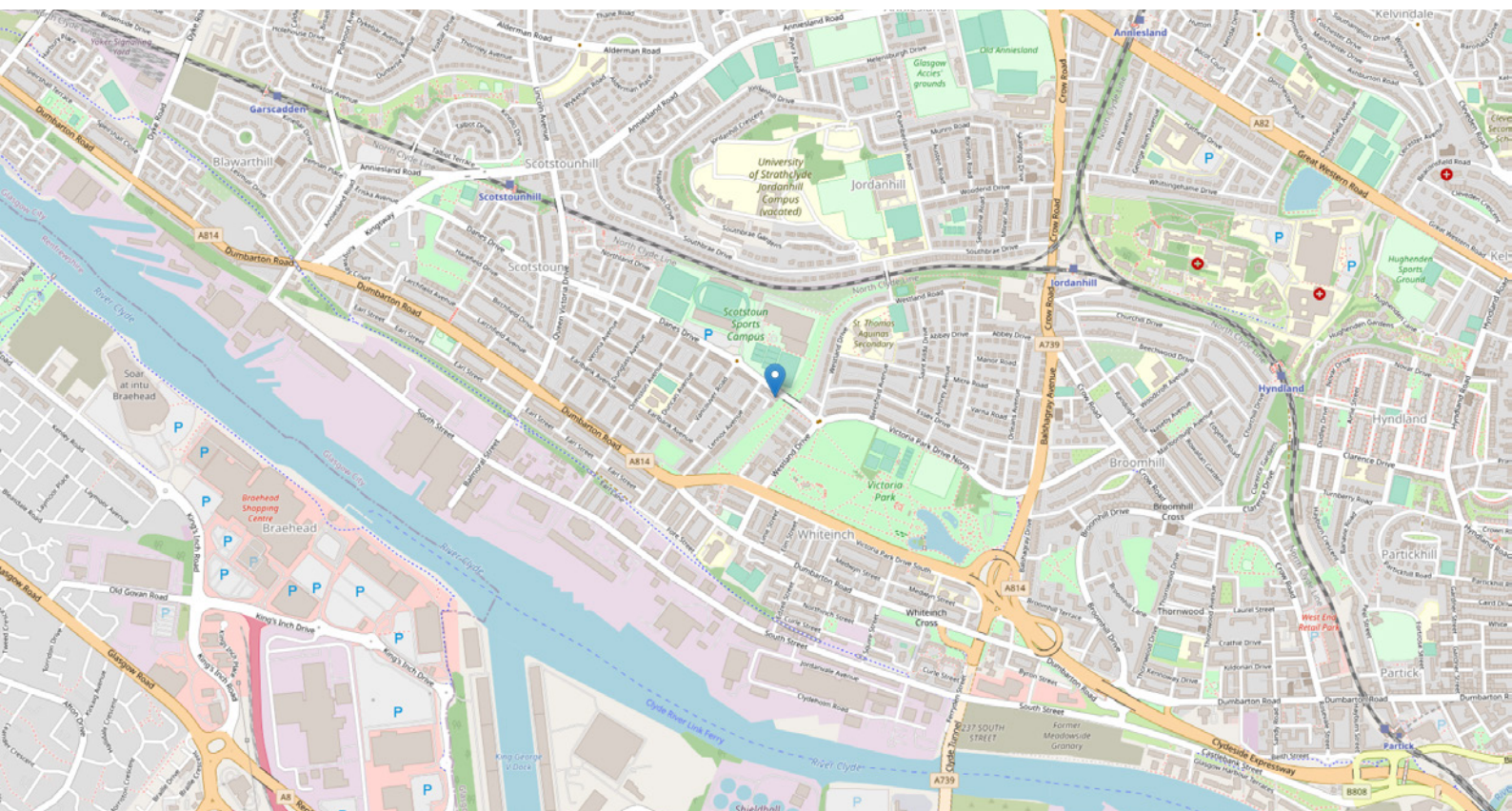
Approximate Dimensions (Taken from the widest point)

Lounge 5.15m (16'11") x 3.95m (13')
 Kitchen 2.70m (8'10") x 2.50m (8'2")
 Bedroom 1 4.20m (13'9") x 3.50m (11'6")

Bedroom 2
 Shower Room

3.65m (12') x 2.05m (6'9")
 2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²): 62m²
 EPC Rating: B



THE LOCATION

Lennox Gardens is located only a short distance from the wide range of shops, restaurants and other amenities available on Dumbarton Road. It also backs onto the Nature Trail and is very close to popular Victoria Park.





The new Queen Elizabeth University Hospital, Victoria park and Scotstoun Leisure Centre, which is home to 'Glasgow Warriors', are located nearby. Glasgow University, Kelvingrove Park and the Botanic Gardens are also within easy reach of the property. Regular bus services run along Dumbarton Road and frequent train services run from nearby Scotstounhill. The Clydeside Expressway, Clyde Tunnel and M8 motorway network can be easily accessed allowing convenient travel throughout the central belt. Glasgow Airport is under fifteen minutes away.



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