

1/2 32 Sandy Road

PARTICK, GLASGOW, G11 6HE



*EXCELLENT TWO BEDROOM APARTMENT,
CHARMING CONVERTED FORMER FIRE STATION*



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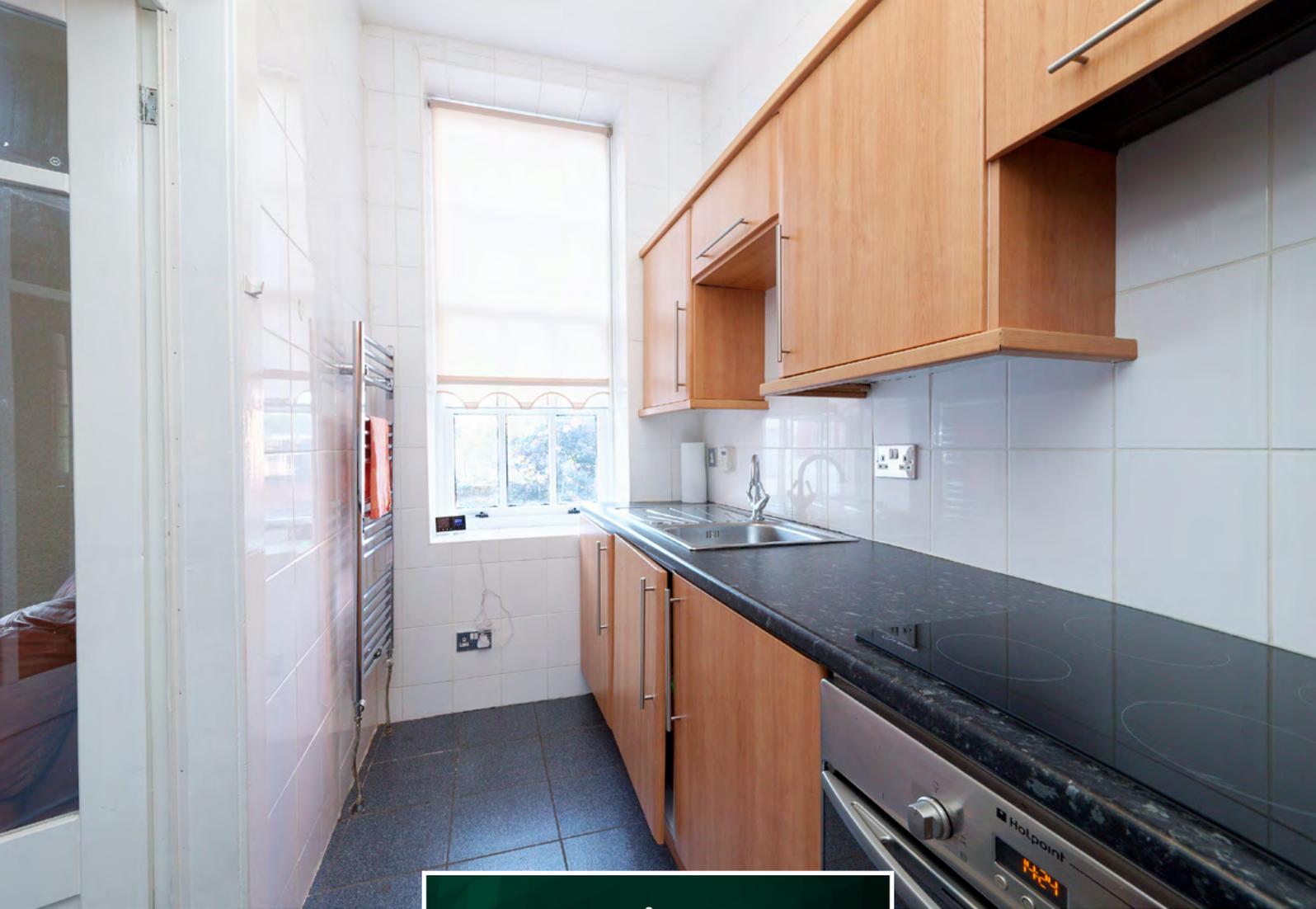


We are delighted to offer to the market this excellent two-bedroom apartment, set in a charming former Fire Station within the very popular Partick area. In more detail, the property is accessed via a communal stairwell.

Internally, it is evident the property offers considerably spacious and flexible accommodation. The property comprises; an entrance hallway with a storage cupboard, a spacious lounge/diner which due to its shape would suit a range of different furniture configurations, the large window allows lots of natural light to flood the room and helps create a very relaxing room to enjoy. The galley style kitchen is positioned just off the lounge, finished in a good range of light wood units with an electric oven and hob, along with ample space for the integrated washing machine and fridge. There are two very spacious double bedrooms, one with built-in storage and both with plenty of room for free standing furniture. Due to an abundance of natural light, they both also benefit from a bright and pleasing ambience that will be a real pleasure to wake up to every morning.

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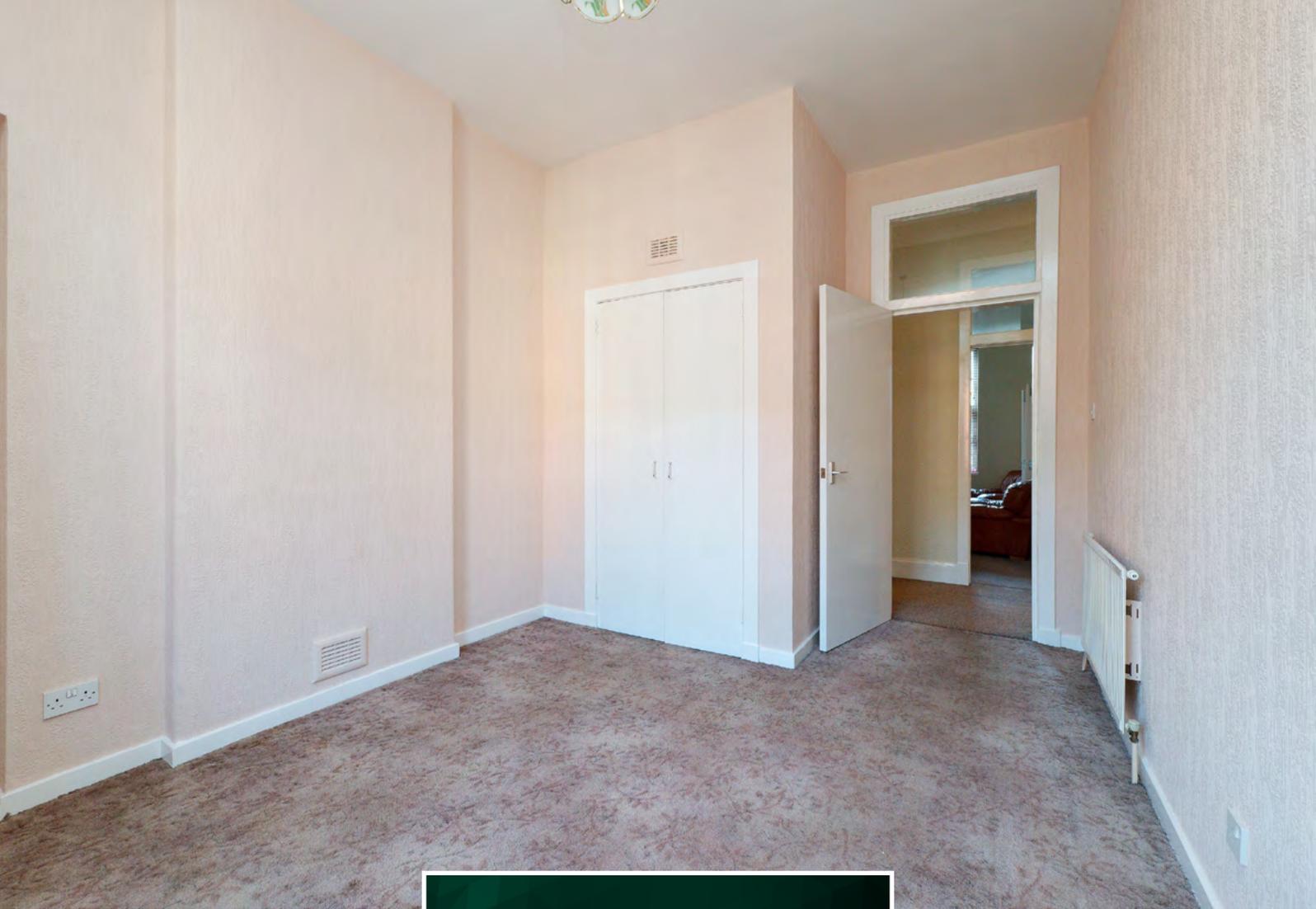
the kitchen





bedroom 1





bedroom 2

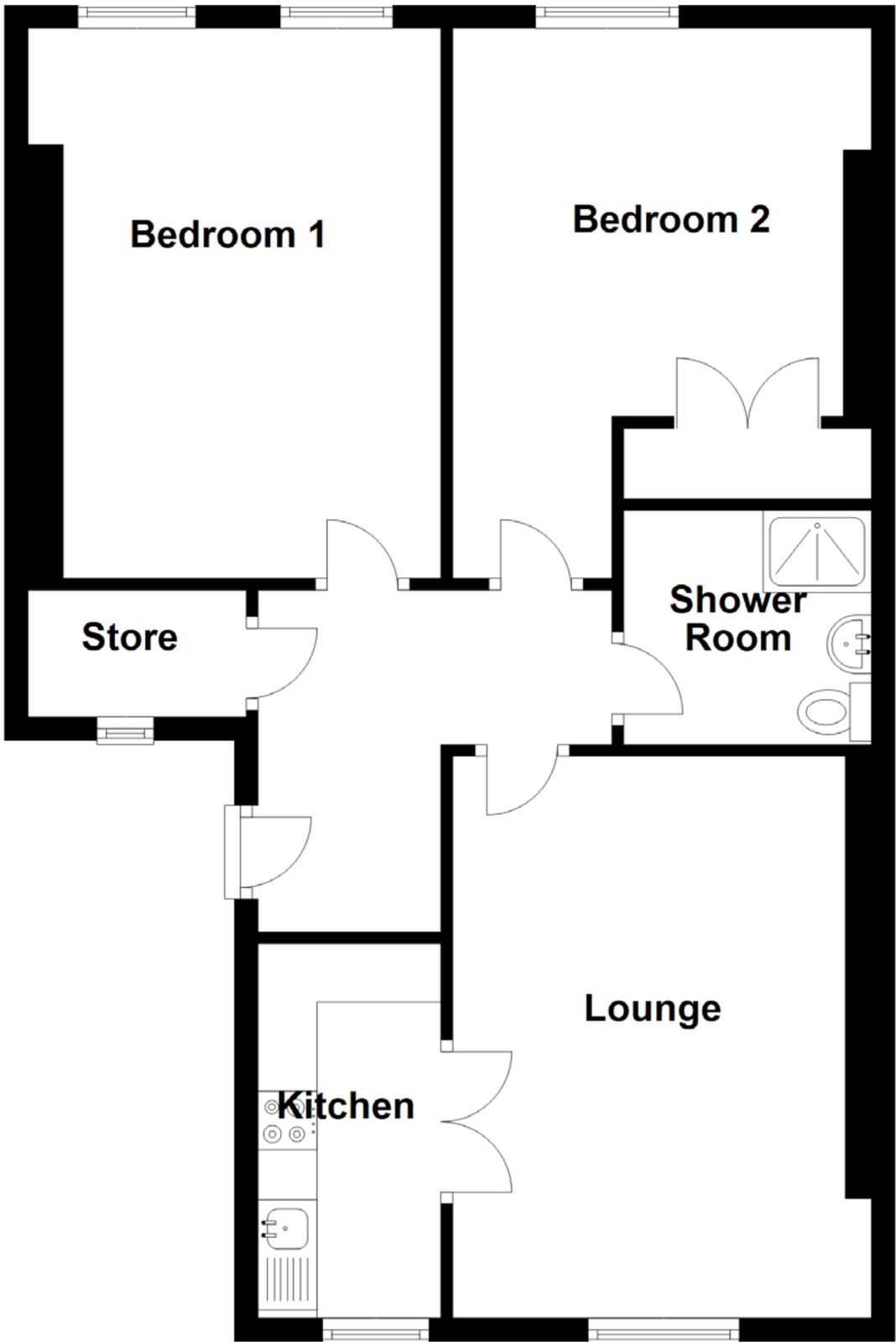




The tiled bathroom is fresh and bright. It contains a white toilet and sink and a large standalone shower enclosure with a mains shower, ensuring an instant supply of hot water for refreshing showers. The apartment is kept warm and comfortable via double glazing and gas central heating.

Parking is on-street, and the close entrance has a secure door system in place. This is an ideal property that is sure to appeal to a wide range of buyers. Early viewing is a must for anyone seeking a totally unique apartment, in an eternally popular area, with the added benefit of first-class rental potential.

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Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.55m (11'8")	Shower Room	2.10m (6'11") x 2.00m (6'7")
Kitchen	3.20m (10'6") x 1.55m (5'1")		
Bedroom 1	4.70m (15'5") x 3.50m (11'6")	Gross internal floor area (m ²): 72m ²	
Bedroom 2	3.50m (11'6") x 3.20m (10'6")	EPC Rating: C	



This apartment is perfectly placed in the heart of Partick just a few minutes from Byres Road and all the trendy bars, cafes and restaurants it has to offer. Some of the best shops in the UK are in Glasgow city centre which is approximately a five minute underground ride away.

The property is also ideally located for the University of Glasgow being a mere twenty minute walk away. Commuting from here even by car is a mere five minutes to the main motorway network, making all areas of Glasgow and West Central Scotland easily accessible.

The Location



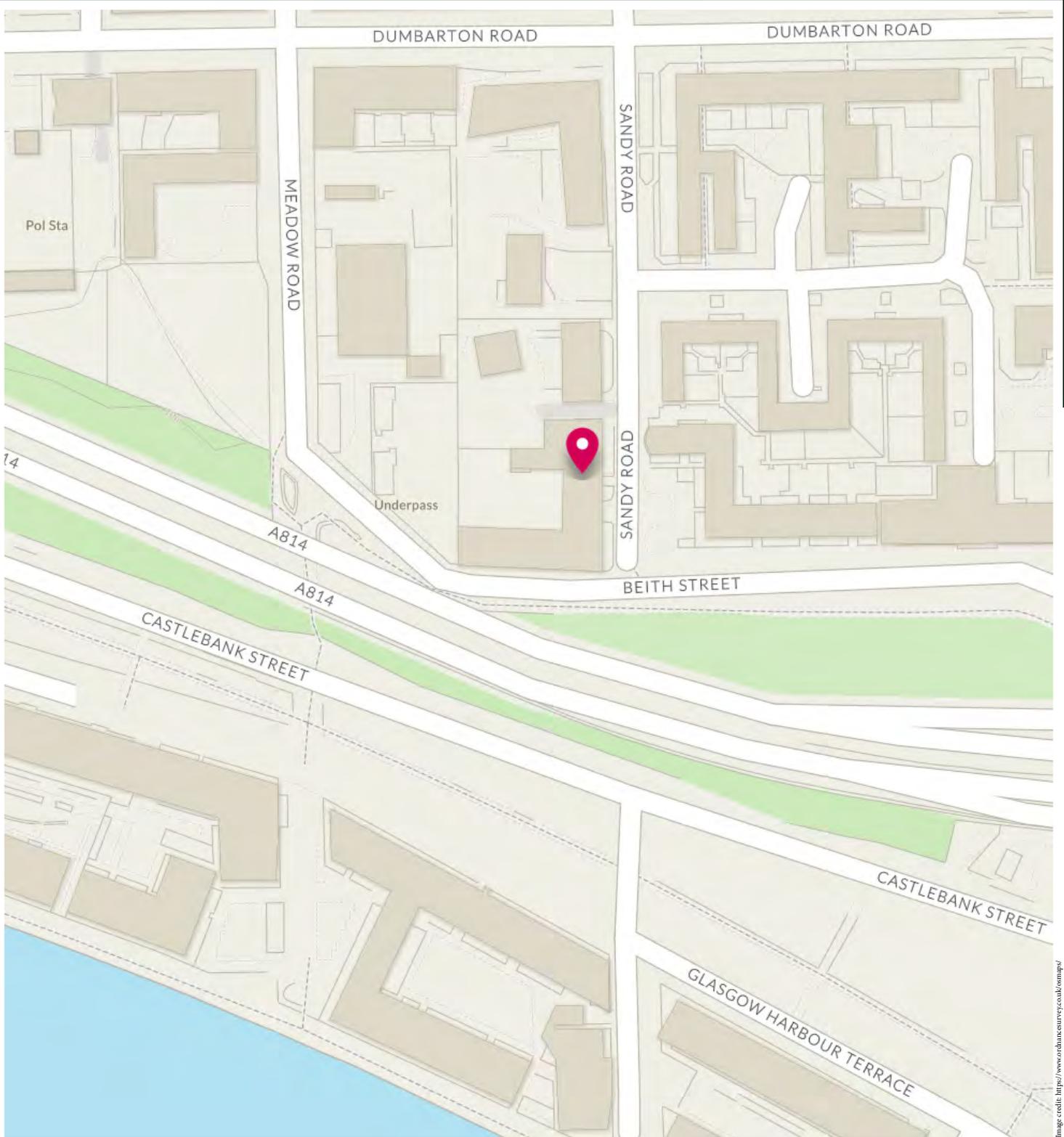


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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