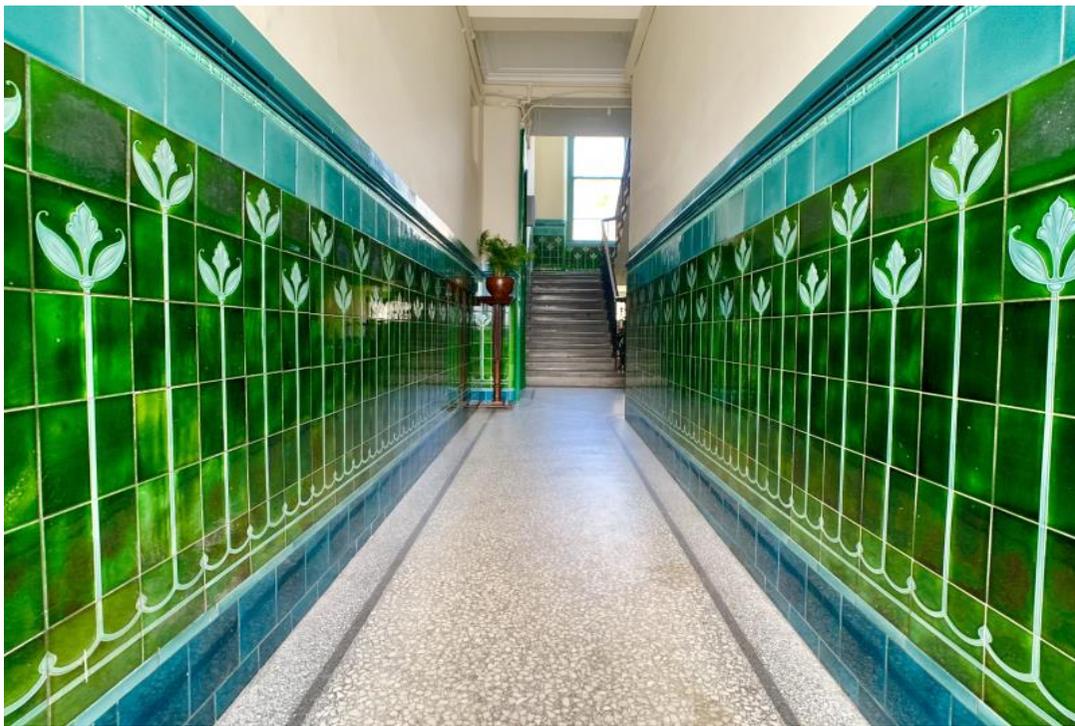
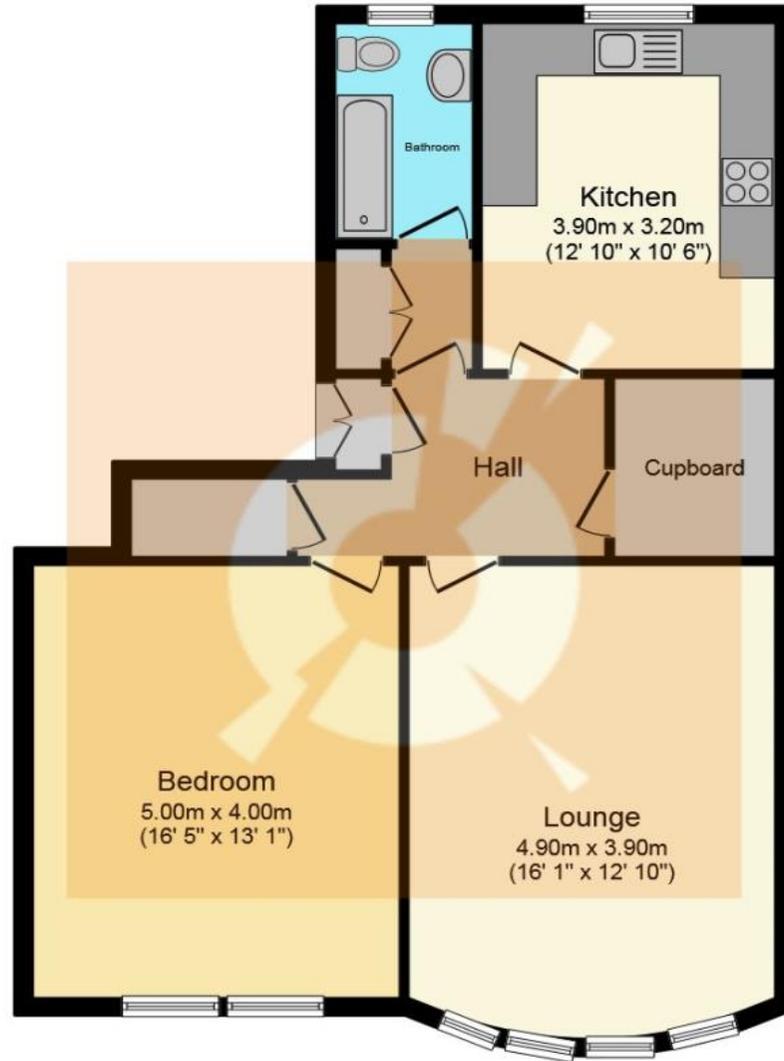




30 Flat 1/1, Dinmont Road, Glasgow

Offers Over £169,000





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

OUTSTANDING apartment available now in a sought after residential area of Shawlands; arguably one of the best streets in the area. Property of this impressive standard is rarely available and we sincerely urge early viewing. Please contact your personal Estate Agents The Property Boom for much more information and the Home Report.

Dinmont Road is a lovely residential pocket of Shawlands and first impressions are everything. Upon stepping into the entrance to the building, you'll love the art deco tiled close alongside the stunning stained glasswork; a glorious example of our iconic Glasgow heritage.

The Lounge is simply breath taking. The bay window formation allows for an abundance of natural sunlight and the original feature decorative cornice, centre rose and picture rail just enhance the elegance of the room. Stunning focal point fireplace with living flame gas fire is the perfect finishing touch.

The Bedroom is incredibly spacious and tastefully presented, where the original feature decorative corning is also still in place. Tall double glazed tilt and turn windows again make for a lovely bright living space. Flooring is the original wood which has been lovingly restored and is now sanded and stained.

The Entrance Hallway gives access to all the rooms within the property. The original wood flooring is carried through into the hallway and gives access to a large storage cupboard plus an even larger walk in cupboard which offers many uses, such as walk in dressing room or home office. There are power points and lighting in this space.

The Kitchen has generous proportions and is beautifully presented with buttermilk cabinetry, both floor and wall mounted, providing ample storage space. The kitchen appliances will be included in the asking price and consist of washing machine, dishwasher, gas hob, electric oven and hood plus fridge freezer. Hi gloss bottle green tiled splashback and lots of work space on the kitchen counter tops make this the perfect kitchen for family meals and entertaining alike. The original pulley is a fantastic feature that is still in place.

The Bathroom, retaining the original stain glass window within the timber door is beautifully presented. White 3 piece sanitary ware, partially tiled with electric show over bath and shower screen.

The communal gardens to the rear are very well maintained by the residents with a drying green laid to lawn. It's great to have an apartment that also offers the chance to sit out on those sunny days.

Freshly decorated throughout and presented in absolute walk in condition.

Located in a prestigious Southside locale, with fabulous local amenities literally just minutes walk away, as is the excellent local public transport. We urge early viewing as a stunning property of this calibre with be in high demand.

Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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