



1/1, 15, NASEBY AVENUE
BROOMHILL

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

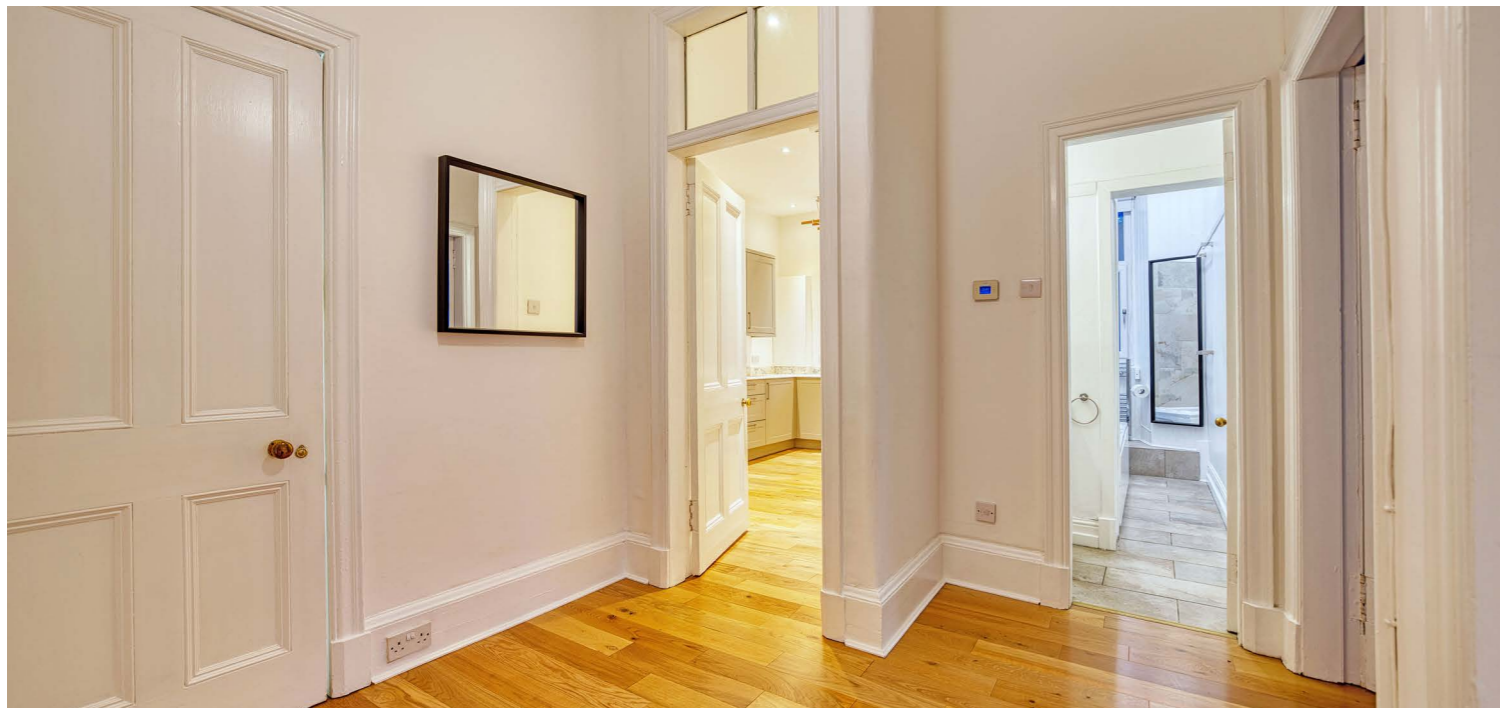
A well presented and recently decorated two bedroom flat, set within a traditional red sandstone tenement in the heart of the desirable Broomhill district.

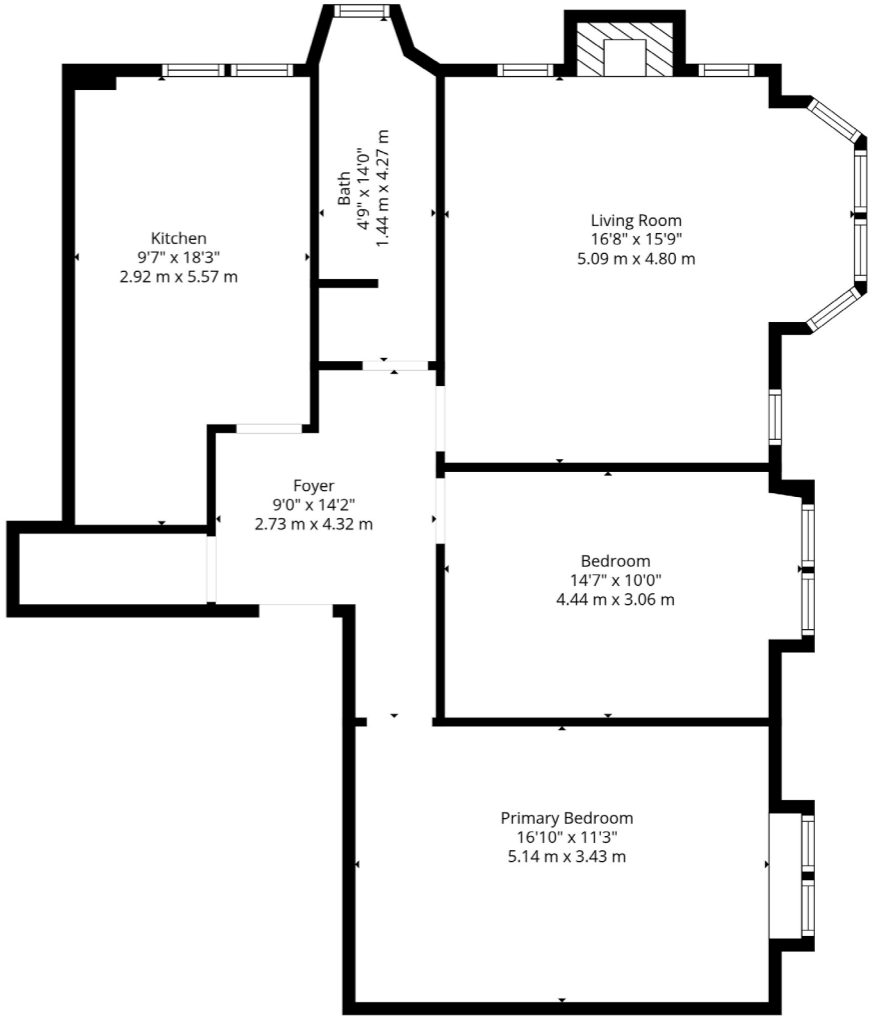
The accommodation is entered via a secure communal close and opens into a welcoming hallway with storage off. To the front of the property there is a bright and spacious living room, finished with polished timber flooring and large windows that allow excellent natural light. The proportions comfortably accommodate both living and dining furniture and retain the feel expected of a traditional West End home.

The dining kitchen has been finished to a high standard and is a real feature of the property. It is fitted with a beautiful range cooker, integrated dishwasher, built in washing machine and a full height fridge freezer. Floor to ceiling units provide excellent storage and there is a dedicated recessed cubby area housing additional cabinetry, keeping the space practical and well organised. Worktop space is generous and the overall layout is clean and functional.

There are two well proportioned double bedrooms, both freshly decorated and offering space for free standing furniture. To complete the accommodation, there is a modern, fully tiled bathroom fitted with a three piece suite and shower over bath.

The property further benefits from double glazing, gas central heating with Hive system, and access to a communal rear garden which includes a dedicated bike shed.





The property is located in Broomhill, one of Glasgow's most popular West End neighbourhoods. A wide range of local amenities are within walking distance, including independent cafés, bars and restaurants such as Köthel and the nearby French restaurant Wee Paree. Excellent transport links are close at hand, providing easy access to Byres Road, Partick and the city centre, while road links make commuting across Glasgow straightforward.

Property ID: **123** | Sat Nav: **15 Naseby Avenue, Broomhill, G11 7JQ**

To find out more about this property, visit **www.domus-letting.co.uk**

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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