



Flat 1/2, 13 Dudley Drive
Glasgow West End | G12 9SF

pattison&co

Offers Over £205,000



Flat 1/2, 13 Dudley Drive, Glasgow West End, G12 9SF

Situated within a traditional Tenement in the heart of Hyndland, this 2 bed flat is presented to market on the preferred first floor. The property is accessed off of quaint tree lined streets and entry is via a secure communal door on the ground floor. The flat enters in to a spacious hallway giving access to all apartments, and has the benefit of a deep storage cupboard. The front facing living room boasts the quintessential feature bay window with custom shutters, allowing a wealth of natural light to flow in to the room, and cast iron and marble surround gas coal effect fire to cosy up on winter nights. The kitchen is fitted with quality wall and floor mounted neutral toned cabinetry, with integrated oven, gas hob, curved glass cooker hood and additional space for white goods. Bedrooms 1 and 2, both rear facing with views over the well maintained communal gardens, offer space aplenty for a double bed with storage. Bedroom 2 is currently used as a study and benefits from cupboard space, modern shaker style panelling and window bench to enjoy the spoils of the Scottish sun. The family bathroom is decorated in neutral tones and offers full height tiling to the walls, white sanitaryware and shower over bath. The property retains a number of it's period characters with a modern twist and will be sure to appeal to a wide range of buyers. The property specification includes Worcester gas fired boiler, traditional sash and case window units and solid oak flooring to all living apartments. On street parking permits can be purchased from Glasgow City Council. Dudley Drive is located in the midst of Glasgow's West End, just off Clarence Drive close to all usual local amenities of Hyndland and Byres Road. Hyndland Train Station is within walking distance, as are convenient and reliable bus services, connecting the property to the City Centre and beyond. Further, the nearby M8 and M74 motorway networks connect the property to the central belt of Glasgow with ease.



All room measurements are taken from the longest and widest points and are approximate:-

Hallway: 2.41m x 2.40m

Living Room: 3.40m x 5.26m

Kitchen: 1.80m x 2.59m

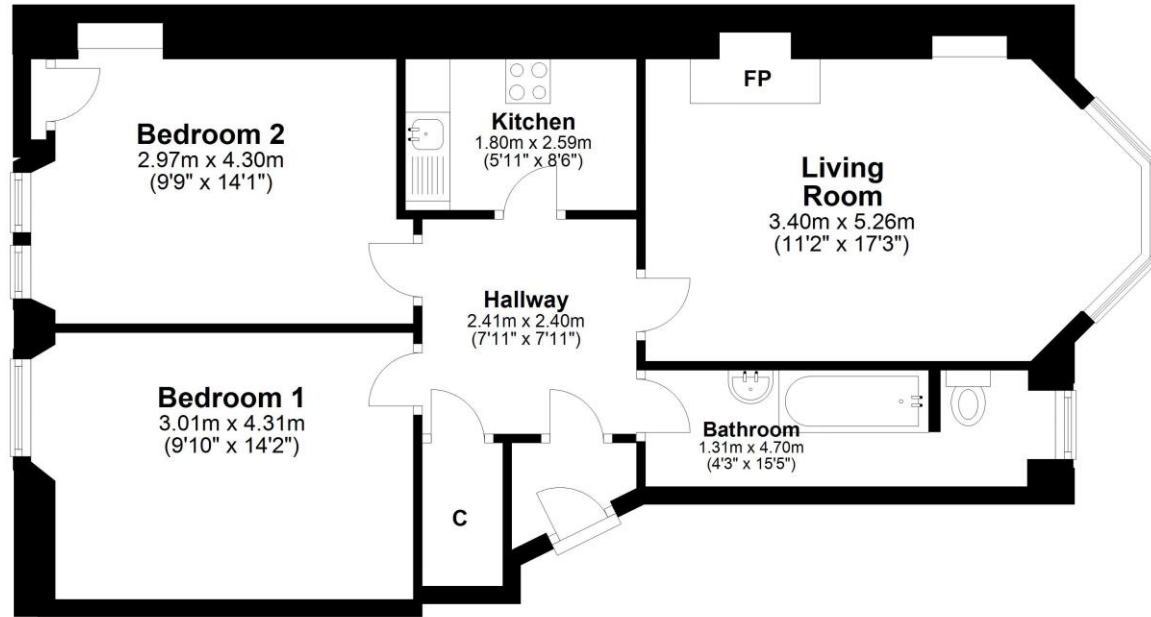
Bedroom 1: 3.01m x 4.31m

Bedroom 2: 2.97m x 4.30m

Bathroom: 1.31m x 4.70m



Dudley Drive, Glasgow, G12 9RP



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 63.3 sq. metres (681.0 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.