McEwan Fraser Legal
Solicitors & Estate Agents

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TRULY EXCEPTIONAL
TWO-BEDROOM APARTMENT



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Jonny Clifford with McEwan Fraser Legal is delighted to present to the market this truly exceptional two-bedroom apartment, set within the magnificent former Broomhill Public School. This iconic building, The Atrium, has been thoughtfully transformed into a collection of stunning contemporary apartments, seamlessly blending the character and heritage of the original architecture with exquisite modern living.

The development itself is quite something, with a particularly gorgeous communal atrium which serves as a wonderful public room for residents. Charming, sophisticated and undeniably cool, this impressive space adds a real sense of identity and character to the building, creating somewhere quite special for residents to enjoy.

This particularly impressive ground-floor apartment benefits from a large floor area, offering beautifully proportioned accommodation finished to an outstanding standard throughout.

The Property

The centrepiece of the home is undoubtedly the spectacular open-plan living space. Generous in its proportions and wonderfully presented, this impressive area incorporates a delightful modern fitted kitchen, complemented by ample space for dining and a particularly comfortable lounge area. The layout creates a fantastic environment for both everyday living and entertaining, with the striking mezzanine design adding to the apartment's sense of character and individuality.















The accommodation further comprises two very generously proportioned bedrooms and two beautifully appointed bathrooms. Both bedrooms offer excellent proportions, with the second bedroom being particularly comfortable and versatile. Positioned on the upper mezzanine level, the impressive principal bedroom enjoys the added luxury of an en-suite shower room and integrated storage, creating a wonderful sense of privacy and separation from the main living accommodation.











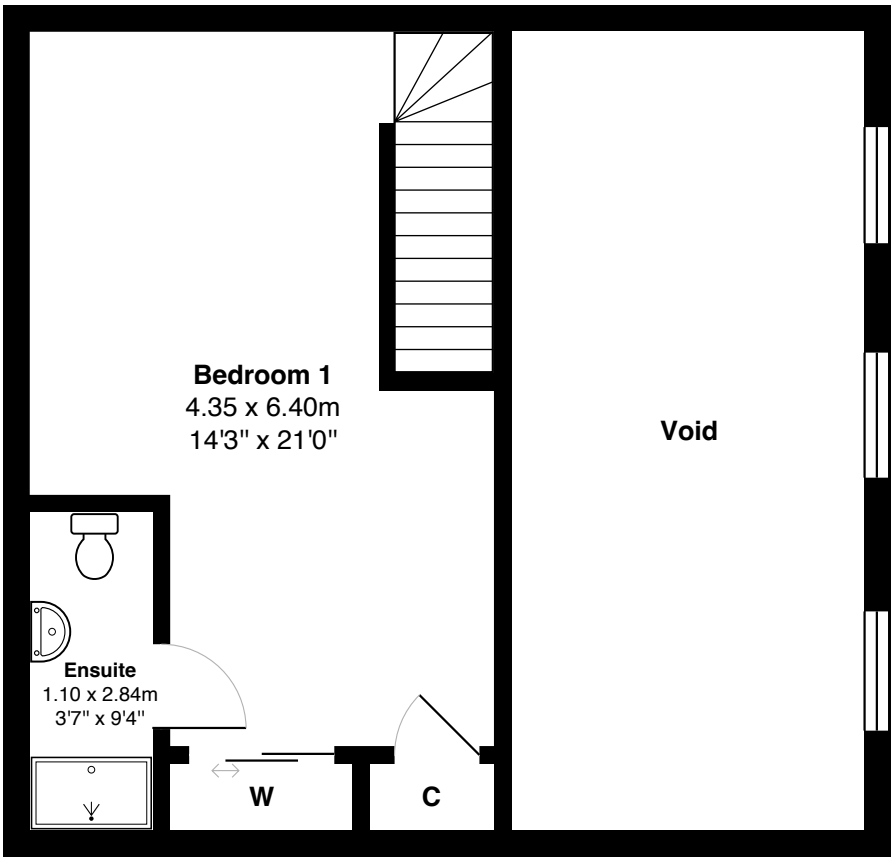


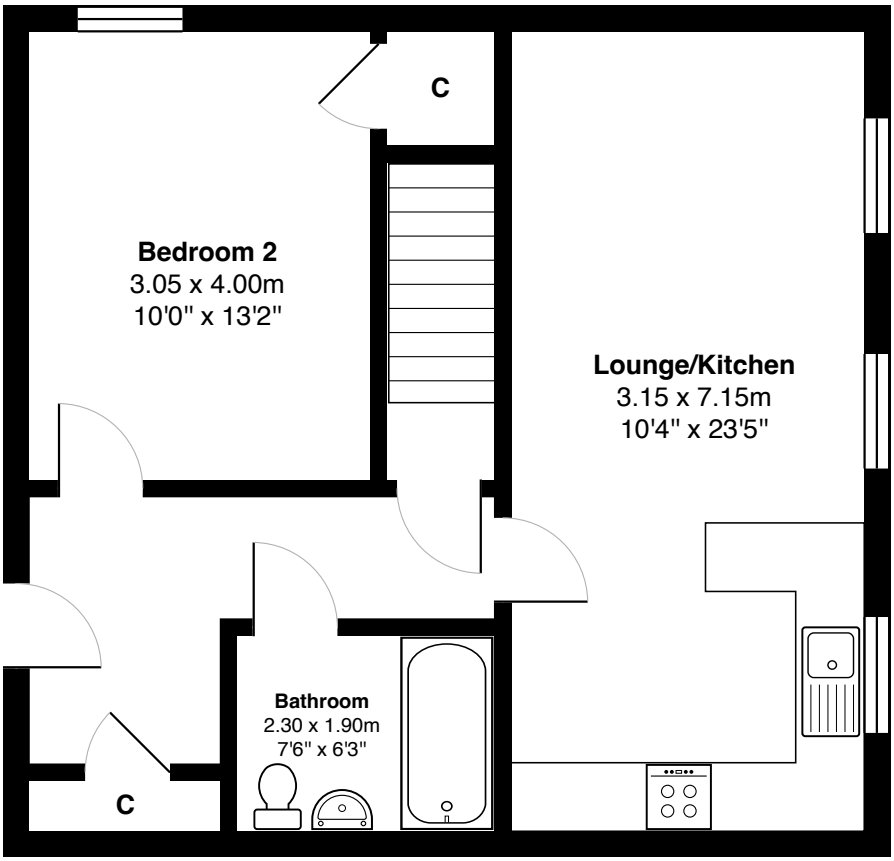
Bedroom 2






ARGYLL
AND KINTYRE





Gross internal floor area (m^2): $81m^2$

EPC Rating: C

Floor Plan


"...THE LAYOUT CREATES A
FANTASTIC ENVIRONMENT
FOR BOTH EVERYDAY LIVING
AND ENTERTAINING..."







Presented to the market in truly exceptional condition, the apartment is quite simply ready to move into, with no work required and not even a paintbrush needing to be lifted.

Properties within this iconic development are exceptionally sought after and rarely become available, making this a fantastic opportunity to acquire a particularly spacious and beautifully presented home in one of Broomhill's most distinctive and desirable residential buildings.

The Property



Broomhill is one of Glasgow's most desirable and established West End neighbourhoods, renowned for its attractive residential surroundings, excellent local amenities and fantastic sense of community. Ideally positioned between the West End and the popular riverside districts, the area offers an appealing balance of convenience, character and tranquillity.

A wonderful selection of independent cafés, restaurants, traditional pubs and local shops can be found nearby, particularly along Dumbarton Road and Crow Road, while the vibrant amenities of Partick and Hyndland are also within easy reach. For those who enjoy the outdoors, Victoria Park is close by and offers beautiful green spaces, walking routes and recreational facilities.

The area is exceptionally well connected, with excellent public transport links providing convenient access to Glasgow City Centre and beyond. Nearby railway stations, frequent bus services and easy access to the Clydeside Expressway and M8 motorway network make commuting particularly straightforward. Combining a sought-after West End address with excellent amenities, green spaces and transport connections, Broomhill remains a fantastic place to call home.

The Location

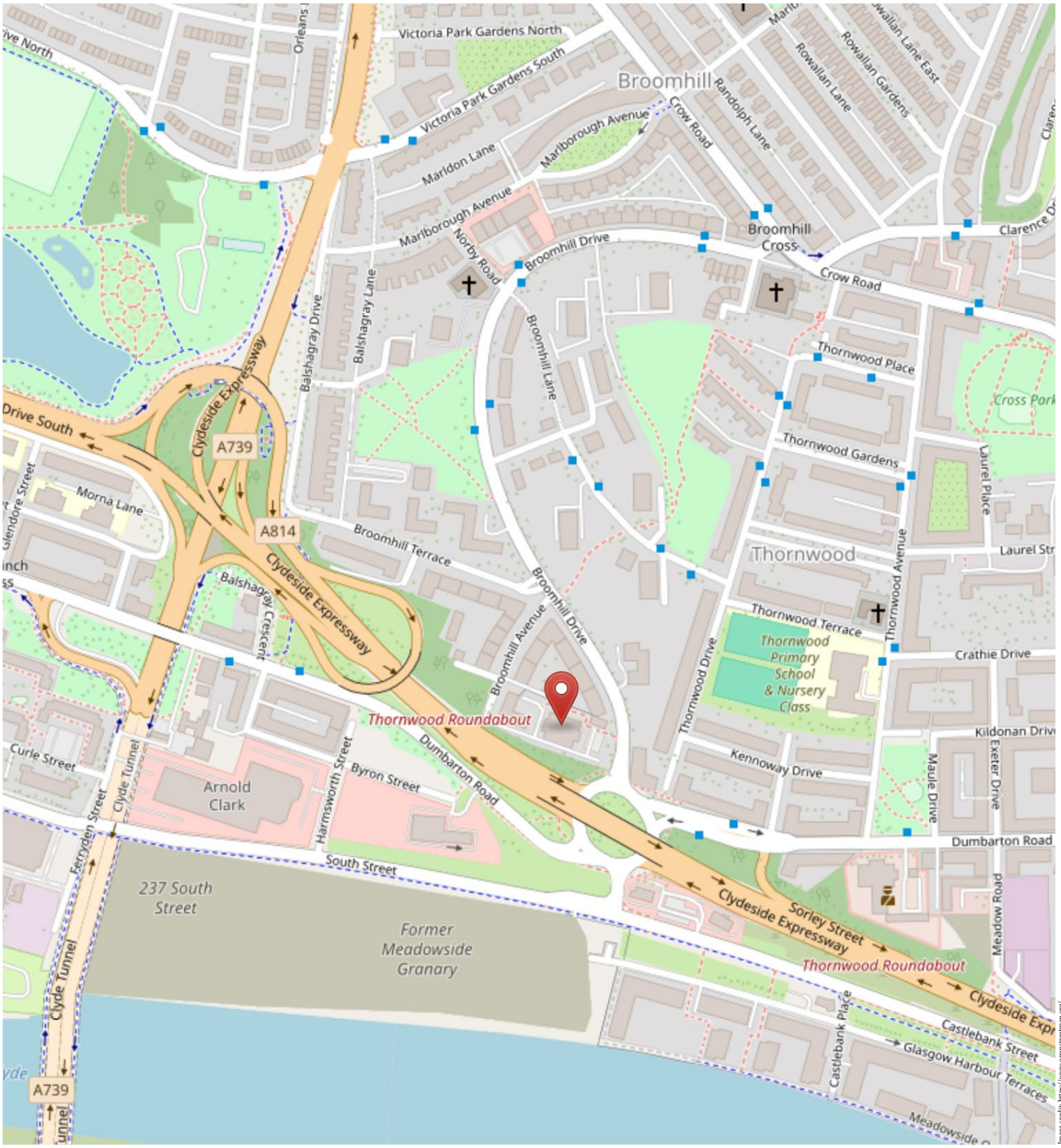


Image credit: https://www.openstreetmap.org/

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