



BOHOME
ESTATE AGENTS

Monkscroft Avenue, Broomhill, Glasgow
Offers Over £189,995

2 bedroom flat for sale | Freehold

A beautifully presented two-bedroom ground-floor garden flat, located in the ever-popular Broomhill area of Glasgow's vibrant West End. This rarely available property enjoys a peaceful position and boasts a private rear garden that's flooded with natural light, the perfect spot for relaxing with a morning coffee or evening drink.

Set within a popular development, the property benefits from its own private main entrance, along with a convenient side door leading to the enclosed rear garden. The garden itself is formed of a neat lawn and a decked patio, offering both greenery and low-maintenance outdoor space, ideal for entertaining or unwinding in the sun.

Inside, the accommodation comprises a spacious and bright lounge with a focal point electric fireplace and a semi-open-plan layout into the kitchen. The kitchen features an electric oven, gas hob and a range of fitted units, creating a practical and sociable cooking space.

There are two well-proportioned double bedrooms, both finished in fresh, neutral decor, and a modern bathroom with shower over bath and white sanitary ware. The property is finished with stylish laminate flooring throughout and benefits from gas central heating and double glazing.

Monkscroft Avenue is quietly positioned in Broomhill, one of Glasgow's most sought-after West End neighbourhoods. Residents enjoy easy access to the amenities of nearby Hyndland, Partick and Byres Road, with their wide selection of cafés, restaurants, bars and boutique shops. Victoria Park is just a short stroll away, while excellent public transport options, including Hyndland and Partick train stations, provide quick links into the city centre and beyond. The location also offers convenient access to the Clyde Tunnel and Clydeside Expressway for commuters.

Ideal for first-time buyers, downsizers or those seeking a charming West End home with private outdoor space, early viewing is recommended to appreciate the setting and lifestyle on offer.

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Council Tax Band: D

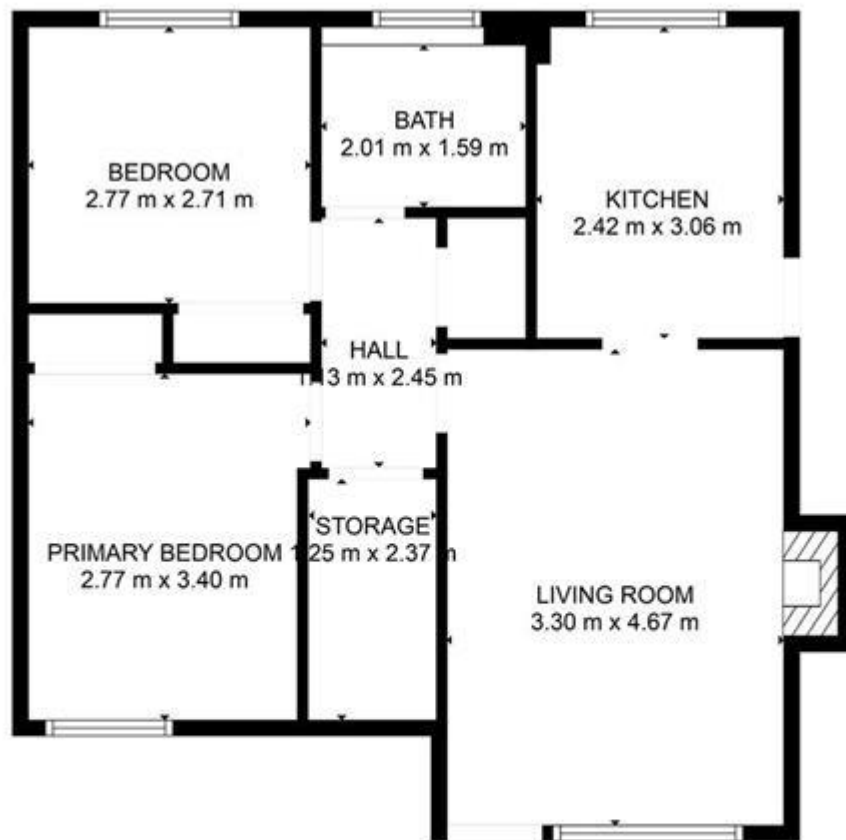
Tenure: Freehold

Parking options: On Street

Garden details: Private Garden, Rear Garden

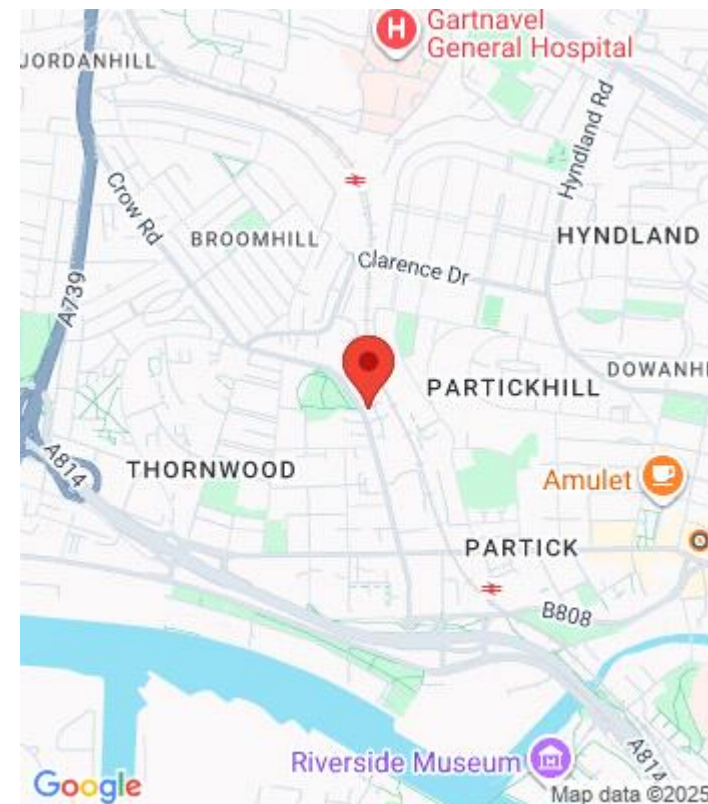


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 51 m²
FLOOR 1: 51 m²
 EXCLUDED AREAS: LOW CEILING: 2 m², STORAGE: 1 m², FIREPLACE: 1 m²
 WALLS: 4 m²

FLOOR PLAN CREATED BY CUBICISA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-)	A		(92-)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		