MacDonald & Company
Solicitors • Estate Agents

1607 Great Western Road, Anniesland, Glasgow G13 7LT
Telephone on 0141 959 1999 Fax on 0141 950 6252

MID TERRACED VILLA
83 Queen Victoria Drive, Scotstoun, Glasgow G14 9BT

Superb opportunity to purchase this spacious MID TERRACED VILLA offering excellent family accommodation within this popular and highly regarded residential area. Located within Scotstoun area the property is ideally placed to benefit from the many amenities found locally. These include an excellent selection of shops catering for all day to day requirements with extensive shopping available towards Anniesland which includes a larger Morrisons Supermarket. Public transport facilities locally include regular bus services with frequent rail travel available from Scotstounhill Railway Station. For the motorist there are good road links with easy access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway network. Recreational pursuits locally can be found at the Scotstoun Leisure Centre and Victoria Park both found just a short distance from the property.

This spacious family home offers accommodation over two levels of reception hall, bay windowed lounge, dining room overlooking private gardens to the rear, also on the lower level is the kitchen which offers a range of floor standing units with matching work surface, gas hob, electric oven and plumbing for a washing machine. The kitchen provides access to the private gardens. On the upper floor there are three well proportioned double bedrooms, bathroom and separate cloakroom with a two piece suite. Features of this property include gas central heating; full double glazing and gardens to front and rear.

The agents have no hesitation in recommending early viewing of this spacious family home which could benefit from cosmetic upgrading.

DIMENSIONS

Lounge	13'8" x 12'10"
Dining room	10'7" x 11'6"
Kitchen	13'0"x 9'1"
Bedroom one	13'8" x 11'5"
Bedroom two	16'7" x 10'0"
Bedroom three	10'11" x 10'6"
Bathroom	8'9" x 4'10"
W.C.	6'1" x 3'2"

COUNCIL TAX BAND

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FEATURES

Superb location
Two public rooms
Three bedrooms
Double glazing
Gas central heating
Gardens
Excellent Road Links

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings.

VIEWING

Strictly by appointment through Macdonald & Co on 0141 959 1999
Evenings & weekends 0141 574 1521

ENTRY DATE

By arrangement

OFFERS

Offers are invited in the style of the Combined Standard Clauses (2009 Edition)

ENTRY DATE

By arrangement

TRAVEL DIRECTIONS

Travelling from Crow Road on Victoria Park Gardens South, continue to traffic lights crossing Balshagray Avenue onto Victoria Park Drive North. Continue to double roundabout taking second left into Danes Drive. Continuing on Danes Drive pass Scotstoun Leisure Centre to the right hand side and continue to traffic light junction turning left onto Queen Victoria Drive, the property is located on the right hand side.

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Floor plans are indicative only - not to scale.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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