



Mid Terraced Villa

1370 Dumbarton Road, Scotstoun, Glasgow, G14 9EX

Offers Over £259,000



properties

Solicitors and Estate Agents





Description

This traditional mid terraced villa sits within the much admired Scotstoun district and provides superb family accommodation. Boasting some lovely period features & character this property offers wonderful potential to refurbish and add new ideas of decor, fixtures & fittings. Furthermore, there is scope to extend/reconfigure the kitchen and dining room to the rear, an alteration that many similar properties have had completed, subject to the required planning consents.

This property sits on a slightly elevated position on Dumbarton Road and forms part of a handsome row of terraced villas. There is on street parking available and a rear lane provides access to the garage and garden.

An entrance vestibule leads to the reception hall and stairway ahead to the upper level. To the front of the property is the lounge, a most comfortable reception room with bay window projection adding additional depth. A fire place is found to one wall with shelved cupboard adjacent. To the rear is the dining room which in turn leads through to the kitchen. The dining room is another super reception room with fire place, two built in cupboards and a window formation looking into the rear porch. The kitchen has fitted units, worktops and an integrated oven & hob. The fridge has been removed however a washing machine sits beneath the worktops. There is further useful storage space available within a deep cupboard off the kitchen. A door from the kitchen leads to the porch and then out to the rear garden.



Upstairs the bathroom sits on the half landing and is well appointed complete with bath, over bath shower, wash hand basin and wc. A velux style window lends natural light. The upper landing links to the three bedrooms. Bedroom one and two are both excellent double sized rooms with dormer window projections affording aspects to the front and rear respectively. Bedroom three is a smaller bedroom with velux style window to front. A ceiling hatch from this bedroom accesses the roof space.

This property has a gas fired central heating system with combination boiler housed in the kitchen. There is no radiator in bedroom three. The windows are double glazed with the exception of the entrance vestibule, front door and rear porch.

To the rear is an enclosed garden with lawn and timber garage. A gate accesses the lane which in turn leads onto Duncan Avenue.

Scotstoun is a most sought after suburb in the West End of Glasgow and is known for its period architecture and family friendly neighbourhood. Local schools include Scotstoun Primary, St Paul's Primary, Knightswood Secondary and The High School of Glasgow. It is only a short distance to Scotstoun Leisure Centre and Victoria Park. Those commuting have excellent road links to the Clyde Tunnel, Great Western Road and the Renfrew Bridge. There are bus services operating along Dumbarton Road and Scotstounhill Train Station has regular services to Glasgow Central Station.

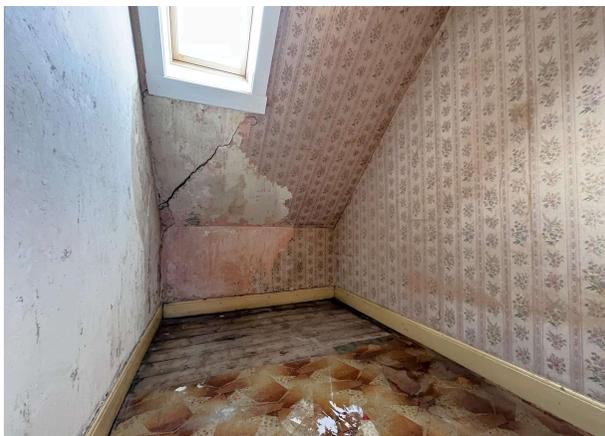
Room Dimensions

Entrance Vestibule	1.22 m x 0.61 m / 4'0" x 2'0"
Reception hall	4.37 m x 1.22 m / 14'4" x 4'0"
Inner Hallway	2.34 m x 0.86 m / 7'8" x 2'10"
Lounge	5.21 m x 4.14 m / 17'1" x 13'7"
Dining Room	4.55 m x 3.53 m / 14'11" x 11'7"
Kitchen	3.07 m x 2.44 m / 10'1" x 8'0"
Rear porch	2.26 m x 2.49 m / 7'5" x 8'2"
Upper landing	2.24 m x 1.85 m / 7'4" x 6'1"
Bedroom 1	4.72 m x 3.48 m / 15'6" x 11'5"
Bedroom 2	3.91 m x 3.51 m / 12'10" x 11'6"
Bedroom 3	3.12 m x 1.93 m / 10'3" x 6'4"
Bathroom	1.88 m x 1.80 m / 6'2" x 5'11"

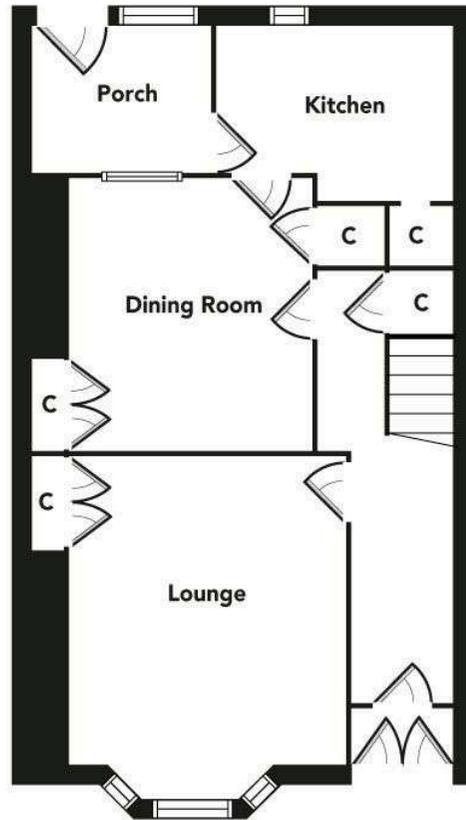
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Features

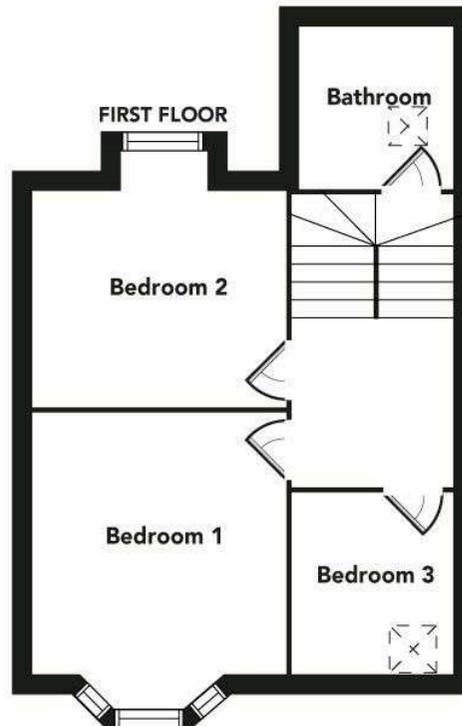
Traditional mid terraced villa
 Superb potential
 Two double bedrooms, smaller third bedroom
 Two reception rooms
 Kitchen and bathroom
 Garden & Garage
 Sought after Scotstoun district
 Close to schools, Victoria Park and Scotstoun Leisure Centre



GROUND FLOOR

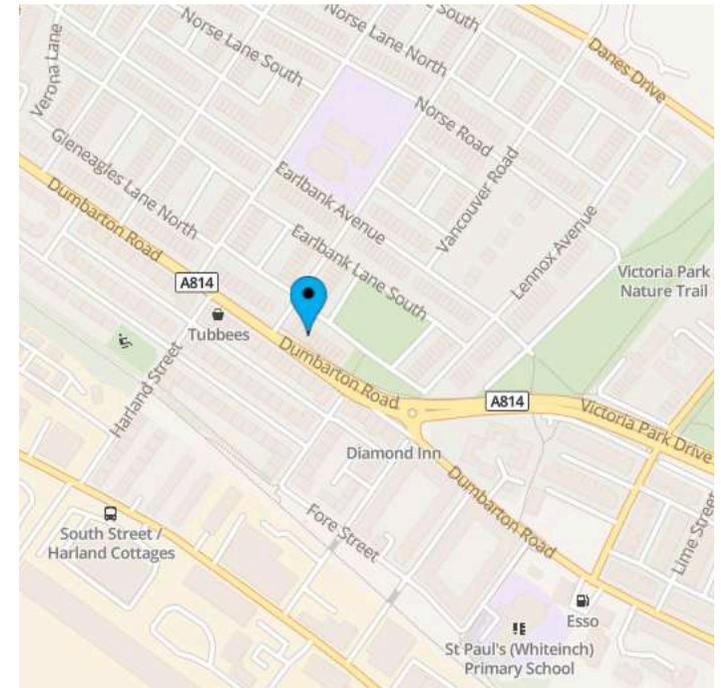


FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans



TRAVEL DIRECTIONS

Travelling north westwards along Victoria Park Drive South continue to the roundabout and take the 2nd exit onto Dumbarton Road. This property is on your right hand side just prior to the junction with Duncan Avenue.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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