





## Description

HAP Sales and Lettings are delighted to present this expansive end-terraced house in the established residential area of Jordanhill, within the Jordanhill School catchment area (List 1), in Glasgow's West End. The house has been extensively upgraded by the present proprietor to offer a spacious and flexible interior. The ground floor is comprised of a reception hallway, a bay-windowed lounge, a dining/family room, and a study – which could be used as a fourth bedroom – with a shower room off. There is also an extended dining kitchen with integrated appliances and granite worktops – with a traditional feel and a stunning finish, this kitchen truly does have the wow factor. A staircase leads to three bedrooms and a beautifully refitted contemporary bathroom with a clawfoot bath and separate shower. The property also benefits from an attractive south-facing garden with patio, a driveway, double glazing, and gas central heating. In addition, the property is fitted with USB sockets, smoke alarms, a heat alarm, and has been recently rewired.

### ACCOMMODATION:

HALL  
LOUNGE  
DINING/FAMILY ROOM  
STUDY/BEDROOM 4  
SHOWER ROOM  
DINING KITCHEN  
BEDROOM 1  
BEDROOM 2  
BEDROOM 3  
BATHROOM





# Features

- Highly desirable end-terraced house with driveway
- Exceptional accommodation over two levels
- Welcoming hallway
- Elegant front lounge
- Dining/family room
- Stunning dining kitchen with granite worktops
- Three bedrooms
- Potential fourth bedroom currently used as study with shower room off
- Modern family bathroom with separate shower
- South-facing rear garden with patio for alfresco dining
- Minutes from Victoria Park
- Convenient for Broomhill Shopping Centre and the West End Retail Park
- West End amenities and attractions nearby
- Double glazing
- Gas central heating
- Council band – F (£2,029.63)
- EPC band – D







# SUPERB JORDANHILL

## LOCATION IN THE WEST END

This property is situated in the highly regarded and much sought-after residential area of Jordanhill, minutes from Victoria Park in Glasgow's West End. It is in an excellent location to take advantage of the local amenities and independent shops that Broomhill and Hyndland have to offer. With a range of outlets, including a Sainsbury's and an M & S Foodhall, the nearby West End Retail Park is ideal. Byres Road and Ashton Lane are a short drive away, offering a fine choice of trendy cafés, bars and popular eateries. There are also recreational facilities aplenty on your doorstep at Scotstoun Sports Campus. There are good rail and bus links, and the Clyde Tunnel and Clydeside Expressway are a few minutes' drive away, offering easy access to the main motorway network, the city centre and Glasgow Airport.

## Viewing

Strictly by appointment with Maureen Atkinson on: 0141 345 2010, mobile: 07764 340 611, or by email at: [sales@hapsalesandlets.co.uk](mailto:sales@hapsalesandlets.co.uk).

## Entry Date

Negotiable.

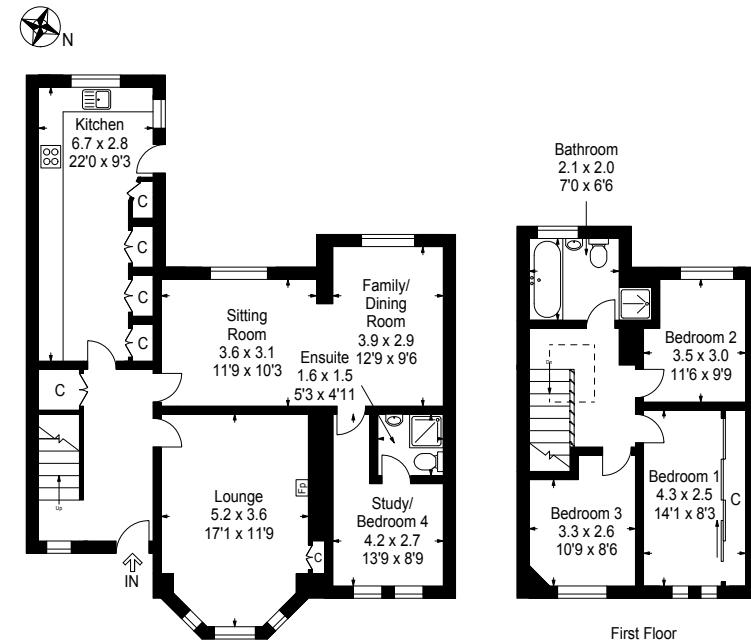
If you are thinking of selling your property, please contact Maureen Atkinson on: 0141 345 2010, mobile: 07764 340 611, or by email at: [sales@hapsalesandlets.co.uk](mailto:sales@hapsalesandlets.co.uk).

## Interest

It is important for you and your solicitor to notify this office of any interest or offers, otherwise the property may be sold prior to your knowledge.

## Travel Directions

Travelling west on Victoria Park Drive North from the junction with Balshagray Avenue, continue past Victoria Park on the left-hand side. Take the third right onto Airthrey Avenue. Take the first left onto Essex Drive. No. 87 is located on the left-hand side.

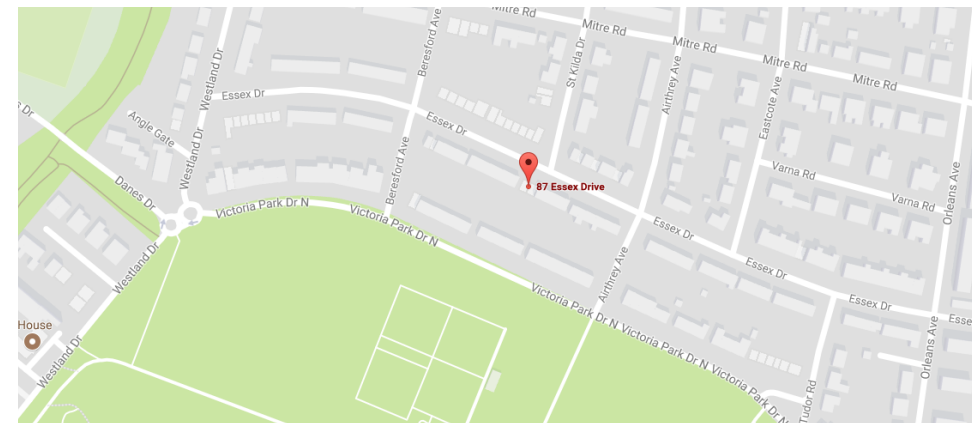


Ground Floor

First Floor

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PROPERTY SERVICES

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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## 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.