

2310 Great Western Road

GLASGOW, G15 6SF



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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Part Exchange available. We are delighted to offer to the market this beautifully presented and upgraded two-bedroom period bungalow. It is clear to see the current owners have a real passion for quality, and have spent in excess of £30k on it within the last 12 months alone. Featuring beautiful finishes throughout, from the lovely wooden doors to the brand new kitchen, it all points to the current owners' love and pride for this beautiful period home.

The accommodation consists of a double Bay windowed 1930's period home, with a lovely bright and airy lounge containing a large picture window, flooding the room with natural light and offering space that allows a flexible furniture layout. The beautiful wood finish doors fitted throughout along with the cornicing, architraves and skirtings give a sense of quality craftsmanship and attention to detail; they seem to tie the house together in a theme that just works.

The recently fitted kitchen is well appointed, with a great selection of white units, with a gas hob, electric oven, along with a built-in microwave and an integrated fridge freezer and washing machine. The breakfast bar will be a real benefit during busy work and school mornings when time is especially precious.





Kitchen/Diner





There are two good sized bedrooms in this lovely home, both bright and welcoming with plenty of space for free-standing furniture and large mirrored wardrobes. The large conservatory will be a great extra space and somewhere to relax in the warmth and light even on colder days. The shower-room is modern, bright and fresh, finished in a white suite with a standalone shower enclosure and super-clean wet-wall panels.

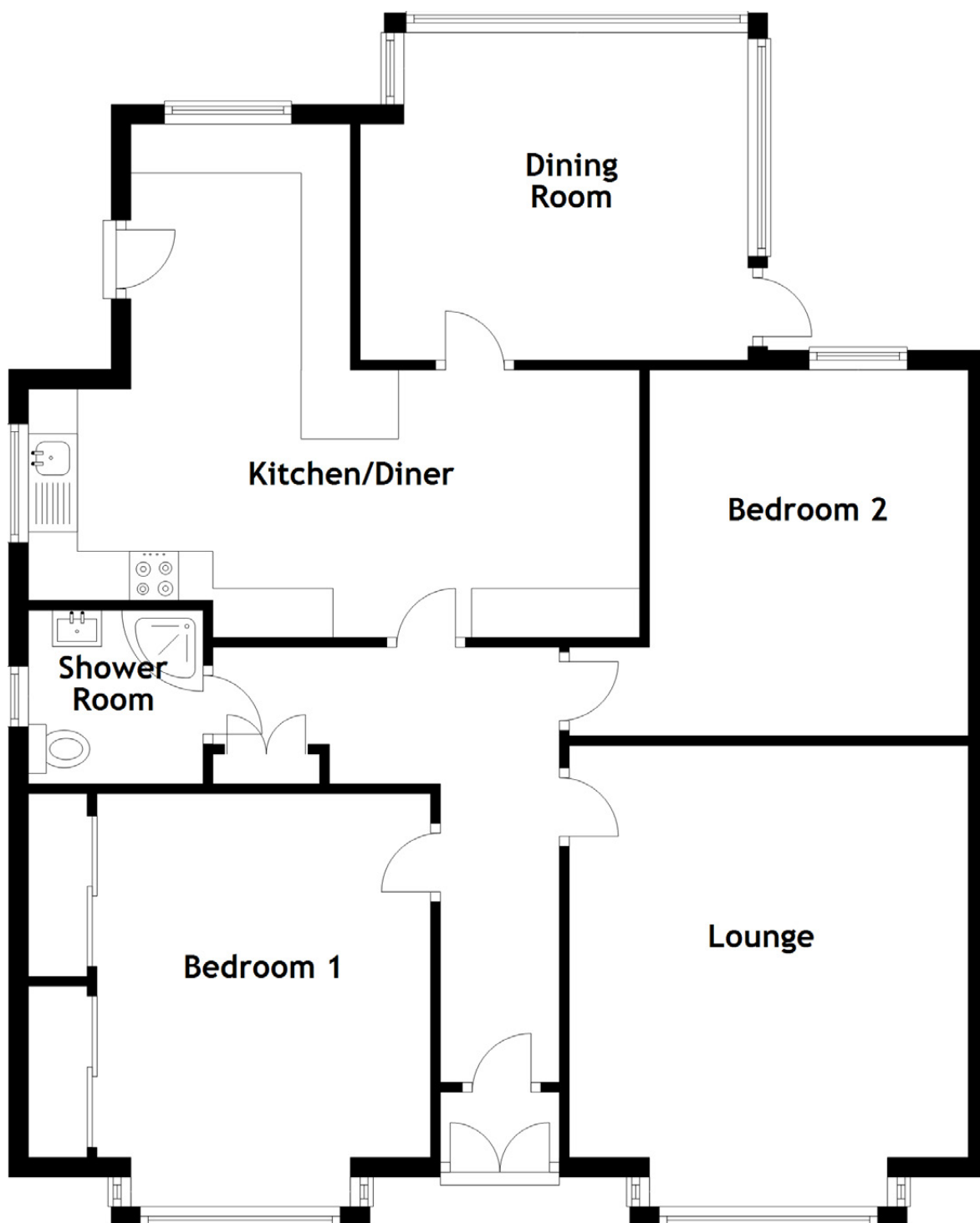




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.23m (20'5") x 5.24m (17'2")	Shower Room	1.78m (5'10") x 1.77m (5'10")
Lounge	4.70m (15'5") x 4.07m (13'4")	Gross internal floor area (m ²): 102m ² EPC Rating: D Buyer's Premium Value: £3960	
Dining Room	3.95m (13') x 3.34m (10'11")		
Bedroom 1	4.21m (13'10") x 3.40m (11'2")		
Bedroom 2	4.07m (13'4") x 3.73m (12'3")		



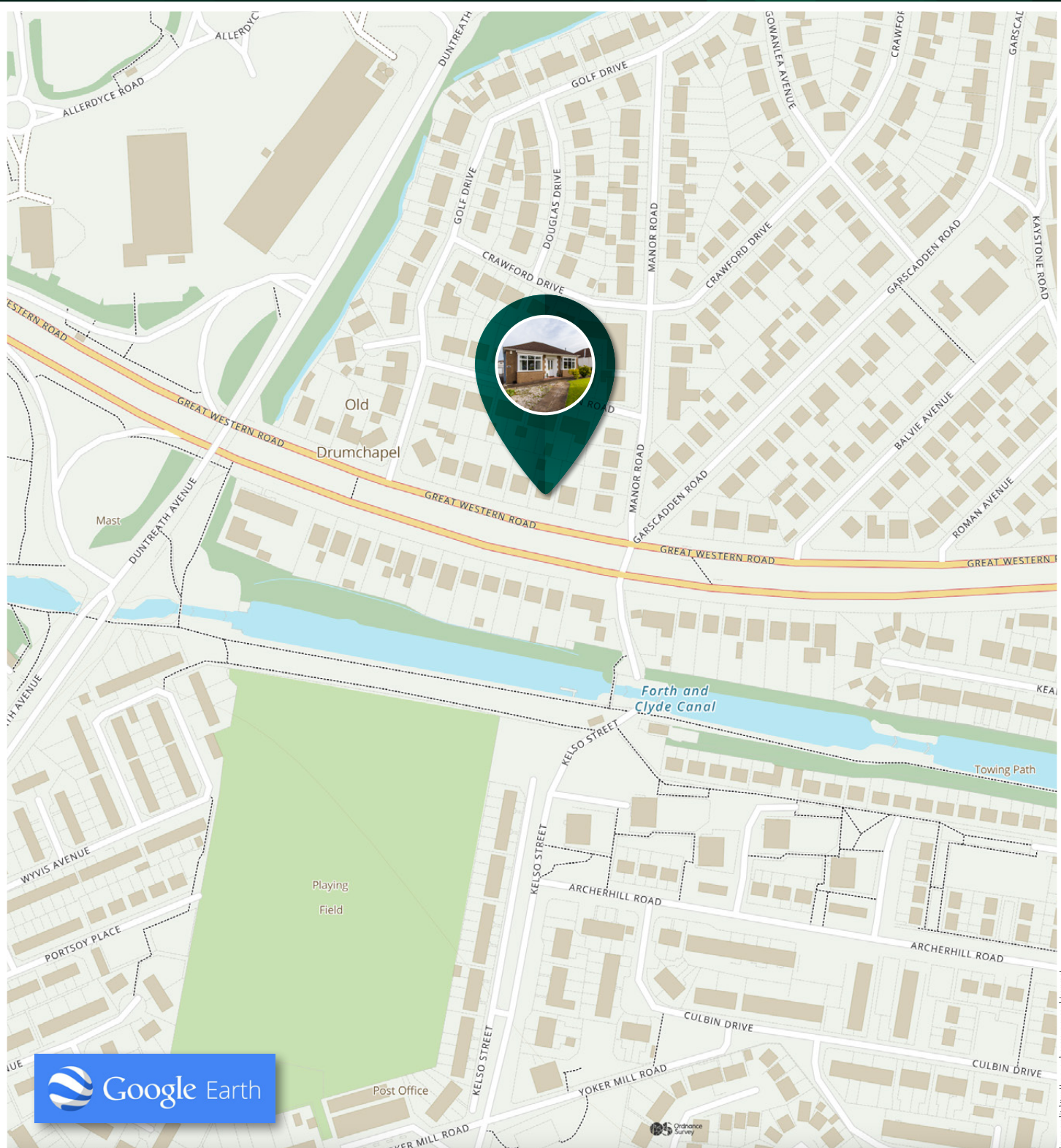
The loft offers excellent extra storage space. The large double garage offers a multitude of usage options, for storage or those that like to tinker with a hobby. The driveway offers handy off-street parking for at least two or three cars. The back garden is well thought out, ideal for pets and children and it offers a fantastic place to sit and soak in the sun on summer days.

This is sure to be a popular listing for anyone looking for a great family home, set in an ever-popular area with all the hard work already done. Early viewing is strongly advised.

The ever-popular area of Old Drumchapel offers great commuting links by bus and rail (with the train station approximately a 5 minutes walk from the property) as well as very easy access to local amenities. The Great Western Retail Park is within walking distance from the property.

There's a great range of stores nearby and schooling catchments for both Primary and Secondary schools are both within a short distance. For those who like relaxing walks, there are many local parks, and the famous Clyde and Forth canal is great for cycling or a leisurely stroll. There is also the beautiful scenery of Loch Lomond which is only a twenty-minute drive away.





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