

24 Summerfield Cottages

GLASGOW, G14 0RB



*Rarely available 2 bed mid-terrace requiring light upgrading,
great location, a fantastic development opportunity*



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We are delighted to bring to the market, this rarely available two-bed mid-terrace home, set beautifully in a quiet pocket of Scotstoun. This property offers tremendous potential for many buyers, it's perfect for any young couple looking for their first purchase or a solid investment for any Buy-To-Let landlord.

THE LOUNGE



The spacious lounge has a fireplace as the main feature of the room with a large window that allows light to flood the room, there's ample room for a dining table and given the shape of the room, it would easily suit a range of furniture configurations.

THE KITCHEN



The bright kitchen is finished in a range of fitted wall and floor units, with an electric cooker and ample space for the free-standing washing machine and fridge freezer.

THE BATHROOM & BEDROOM 1



The bathroom currently benefits from a white sink, toilet and bath. There are two bedrooms, all are spacious with natural light and ample space for free standing furniture.



The home is kept warm and comfortable via the double glazing and gas central heating system. The property benefits from private rear garden space with a front garden that could potentially offer off-street parking if required.

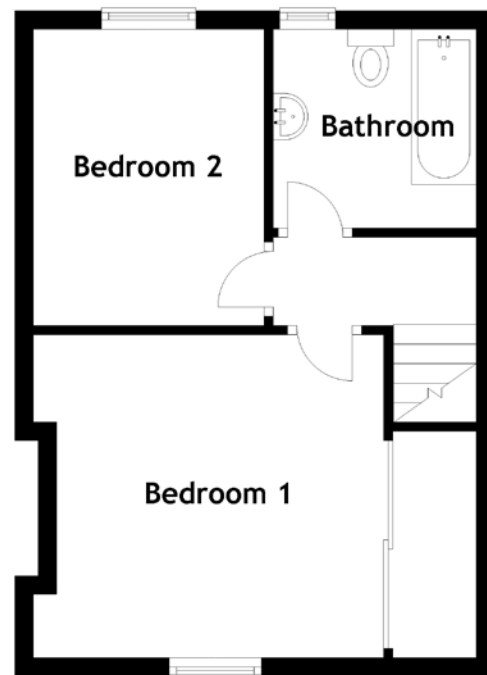
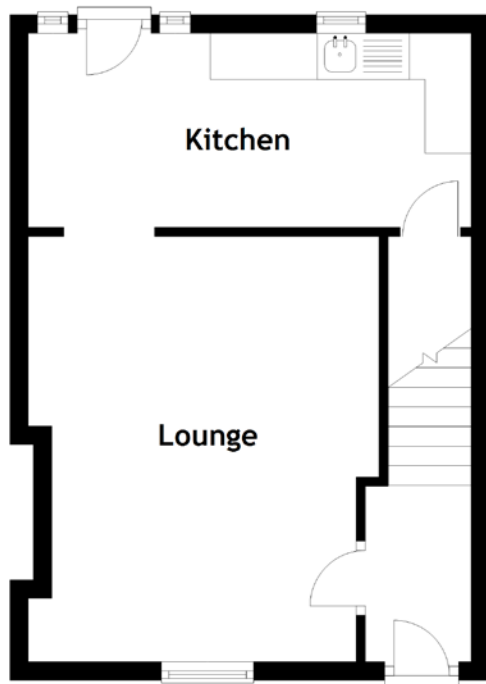
THE GARDEN



Some properties tick many boxes and for anyone looking for an easy makeover with the addition of some fashionable decor, this would make an ideal and easy project. Go a step further with the latest kitchen, bathroom and internal upgrade and this property will move to a different level of sophistication and appeal.

All the important factors are here; the location is perfect and on the up, the building is charming and homely and the opportunity is genuinely rare. Early viewing is strongly advised for anyone with a flair for interior design and a passion to create something really quite special.

FLOOR PLAN, DIMENSIONS & MAP

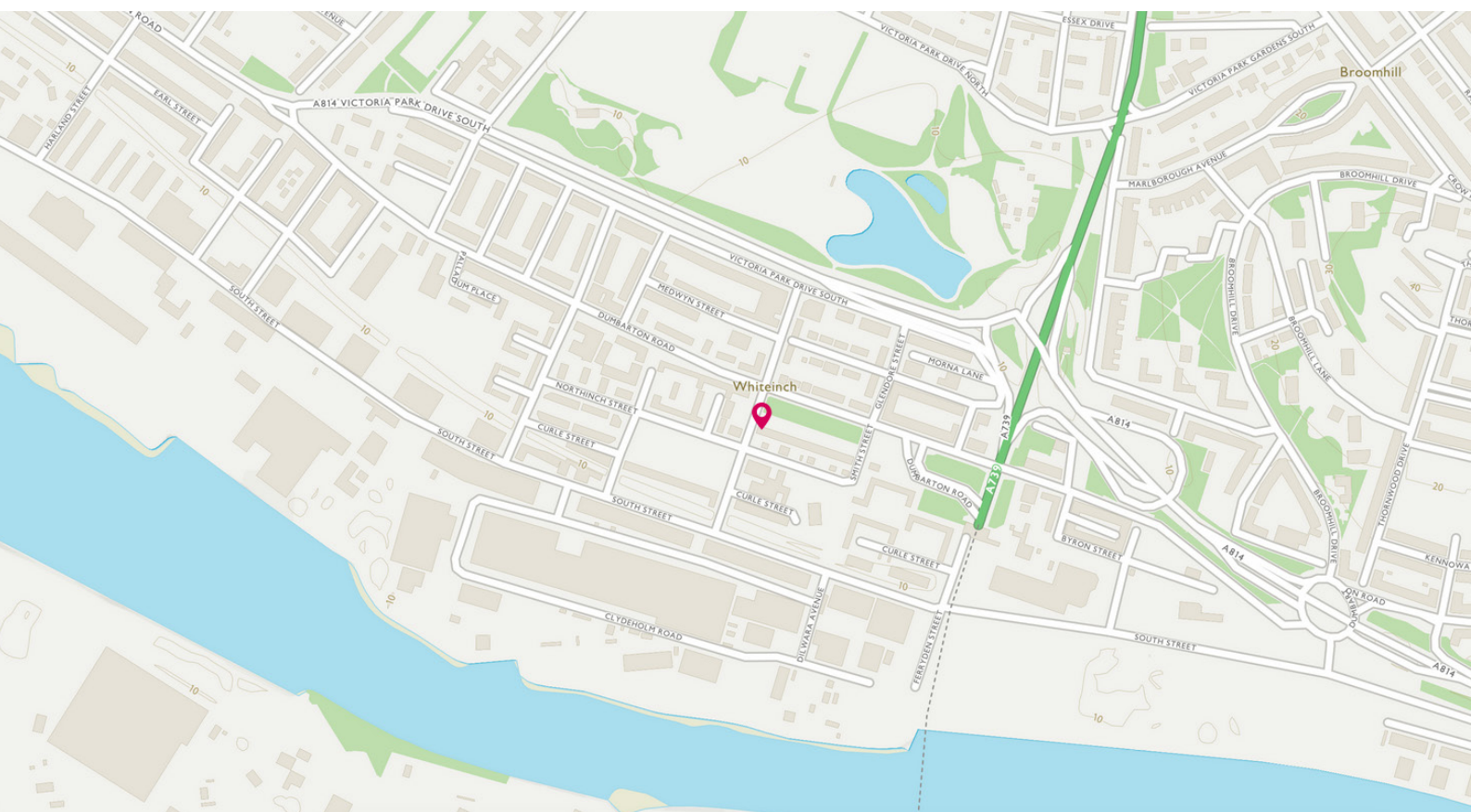


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	4.80m (15'9") x 2.10m (6'11")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")

Bedroom 2	3.20m (10'6") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 2.15m (7'1")

Gross internal floor area (m²): 67m²
EPC Rating: D



THE LOCATION

Summerfield Cottages is located only a short distance from the wide range of shops, restaurants and other amenities available on Dumbarton Road. The new Queen Elizabeth University Hospital, Victoria park and Scotstoun Leisure Centre, which is home to 'Glasgow Warriors', are located nearby.





Glasgow University, Kelvingrove Park and the Botanic Gardens are also within easy reach of the property. Regular bus services run along Dumbarton Road and frequent train services run from nearby Scotstounhill. The Clyde Expressway, Clyde Tunnel and M8 motorway network can be easily accessed allowing convenient travel throughout the central belt. Glasgow Airport is under fifteen minutes away.



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