

9 Viewfield Road

GLASGOW, G64 2AF



Rarely available late-victorian four-bed detached sandstone villa, original features intact, private and quiet location



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We are delighted to introduce to the market, this immediately impressive four-bedroom, two public room, Late-Victorian detached sandstone family villa. This is a very rarely available property, given its spacious accommodation, lovingly intact Victorian features dating to circa 1900 and its quiet cul-de-sac location within a street of other beautiful residential properties. The property offers the new owners the opportunity to use their interior design skills to maintain the original features and implement a light upgrade which will create an incredible family home seldom seen today.

The property offers tremendous flexibility for any family to enjoy and the substantial living accommodation is sure to impress the most discerning of buyers. The accommodation consists of a welcoming and generous hallway, with the beautiful stained-glass doorway giving the viewer just a hint of what's to come, and that the remainder of the property offers excellent proportions and quality.

THE LOUNGE



The large lounge is of a size and layout rarely available in today's more modern builds and all the hallmarks of a great room are evident; spacious proportions, beautiful feature fireplace with living flame gas fire, lots of natural light flooding in from the Bay window, exquisite cornicing work, intricate panelling around the window and tall skirtings. This beautiful space will easily cater for sumptuous designer furniture that you'll be able to set out in any number of configurations.

THE KITCHEN



The kitchen is fitted with a good range of units and it makes a real 'hub' of the home. It features a gas hob along with an integrated double oven, with space for a freestanding fridge freezer, washing machine and tumble dryer. It's clear to see it has been thoughtfully designed with both style and functionality in mind.

The dining room allows for a large dining table, ideal for entertaining friends and family on more formal dining occasions.

THE DINING ROOM



THE SHOWER ROOM



The recently fitted family Shower room is bright and contains a white suite with a mains shower within a large standalone shower enclosure. The property also benefits from a cloakroom toilet on the half landing.



There are four spacious bedrooms in this unique home, all lovely and bright, with fitted storage and all with plenty of room for free-standing furniture. Bedroom two benefits from French Windows leading out to the back garden. The house is always warm and comfortable via double glazing and gas central heating with a new boiler fitted in Jan 2021.

BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



Alarm system (recently serviced) Ring video doorbell and Smart Meters. Low maintenance tiered gardens frame the property beautifully and the garage and shed offer great space for anyone who likes to tinker with a hobby. The length of time the current owners have enjoyed this lovely home points to its enduring appeal as a secure, comfortable place to call home. It's sure to be popular and we believe early viewing is a must.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



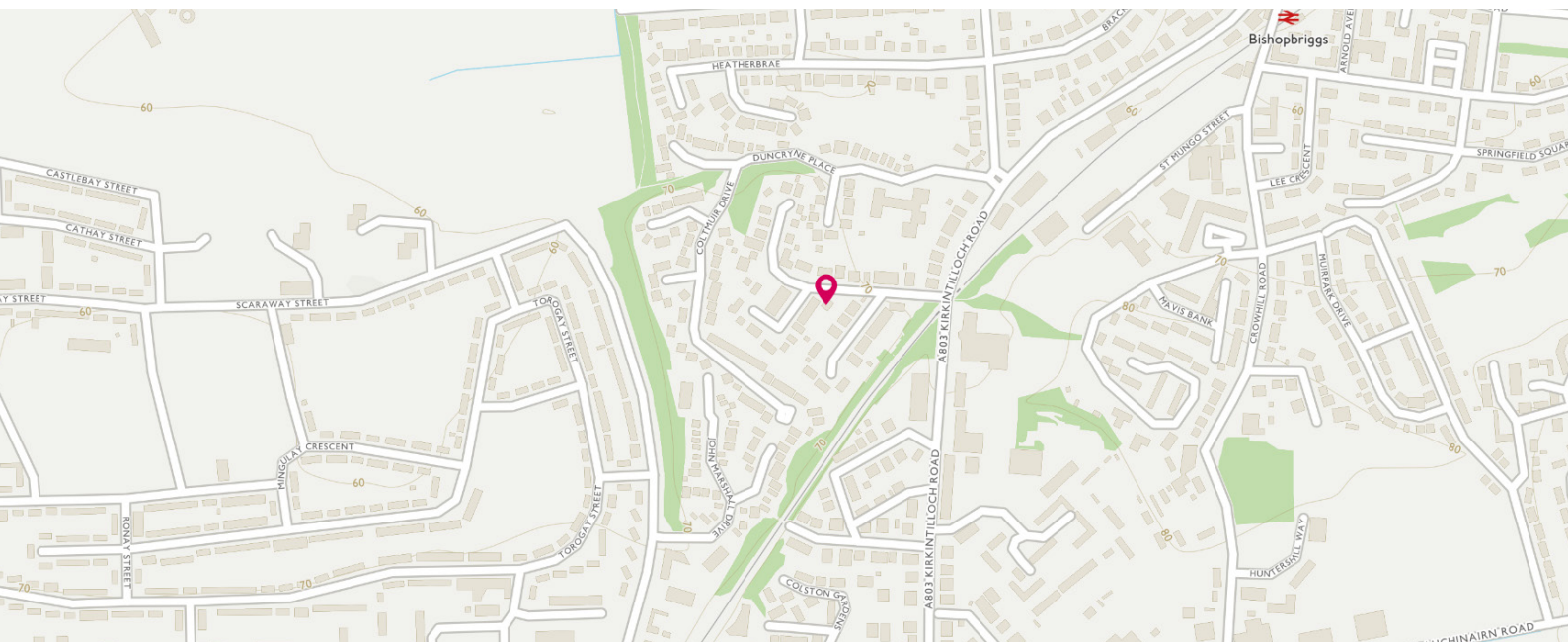
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 2.75m (9')
Dining Room	4.80m (15'9") x 3.60m (11'10")
Shower Room	2.30m (7'7") x 2.30m (7'7")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")

Bedroom 3	6.10m (20') x 3.60m (11'10")
Bedroom 4	6.20m (20'4") x 3.60m (11'10")
WC	2.30m (7'7") x 1.95m (6'5")

Gross internal floor area (m²): 139m²
EPC Rating: D

Extras (Included in the sale): Furniture will be available by separate negotiation.



THE LOCATION

An affluent commuter suburb just five miles north of Glasgow's City Centre, Bishopbriggs offers exceptional commuter options with reliable transport links in every direction and a commuting time of just 6 minutes into Glasgow City Centre and 40 minutes to Edinburgh Waverley on the ScotRail electric train fleet.





An array of amenities are right on your doorstep when you live at Crowhill Quadrant, including the Triangle Shopping Centre, Bishopbriggs Station and the town centre, where you will find plenty of shops, cafés and leisure facilities. An area steeped in history, Bishopbriggs has traditional buildings mixed with tasteful modern housing and Bishopbriggs Public Park all providing the perfect setting for you to start your next chapter.



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