

2/1, 533 Victoria Road

QUEEN'S PARK, GLASGOW, G42 8BH



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



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A spacious three-bed traditional apartment set in the heart of the Southside, close to Queens Park and all local amenities. Great condition, a great family home.



one of Glasgow's most popular Southside locations. The room dimensions of this lovely property are a timeless reminder of an earlier era when properties were built to a size and standard of excellence, rather than just a budget. The beautiful high ceilings, large windows and spacious room dimensions allow natural light to flood the rooms, just enjoying the open space gives the occupant a real sense of peace and relaxation.

THE LOUNGE

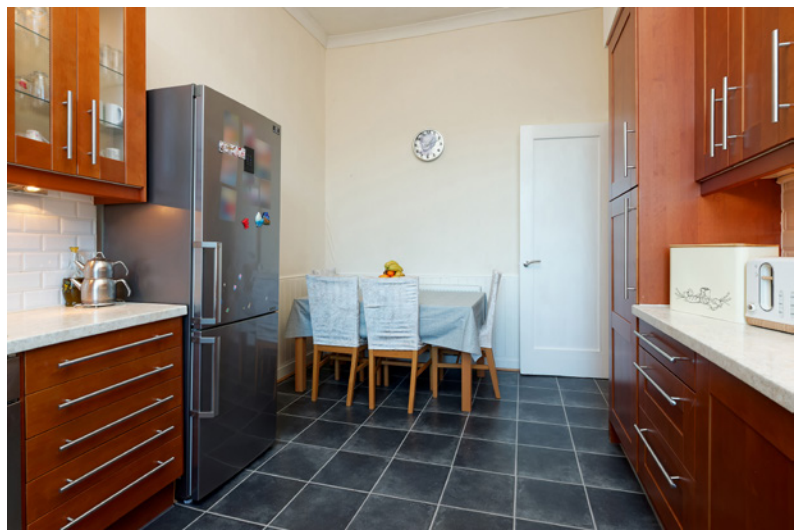


Accommodation comprises a spacious lounge with attractive laminate flooring, large double-aspect windows, decorative cornice detail and original panelling detail. The large hallway has a handy storage cupboard and the area benefits from the original cornice detail still intact which adds charm and character to the apartment.

THE KITCHEN



The kitchen diner is a great place to serve a fantastic meal. It's well-appointed with an electric oven and gas hob along with space for a washing machine, freestanding fridge freezer and integrated dishwasher (freestanding appliances may be available by separate negotiation).





The tiled bathroom is fresh and has a white suite with an electric shower over the bath. There are three very spacious bedrooms in this lovely apartment, all with plenty of space for free-standing furniture. The apartment is kept warm and comfortable with double glazing and gas central heating.

Security entry, on-street parking to the front and communal drying space to the rear. Early viewing is advised for this excellent example of a spacious traditional apartment rarely seen today. It will make a truly great place to call home or a sound buy-to-let investment property.

THE BATHROOM



BEDROOM 1



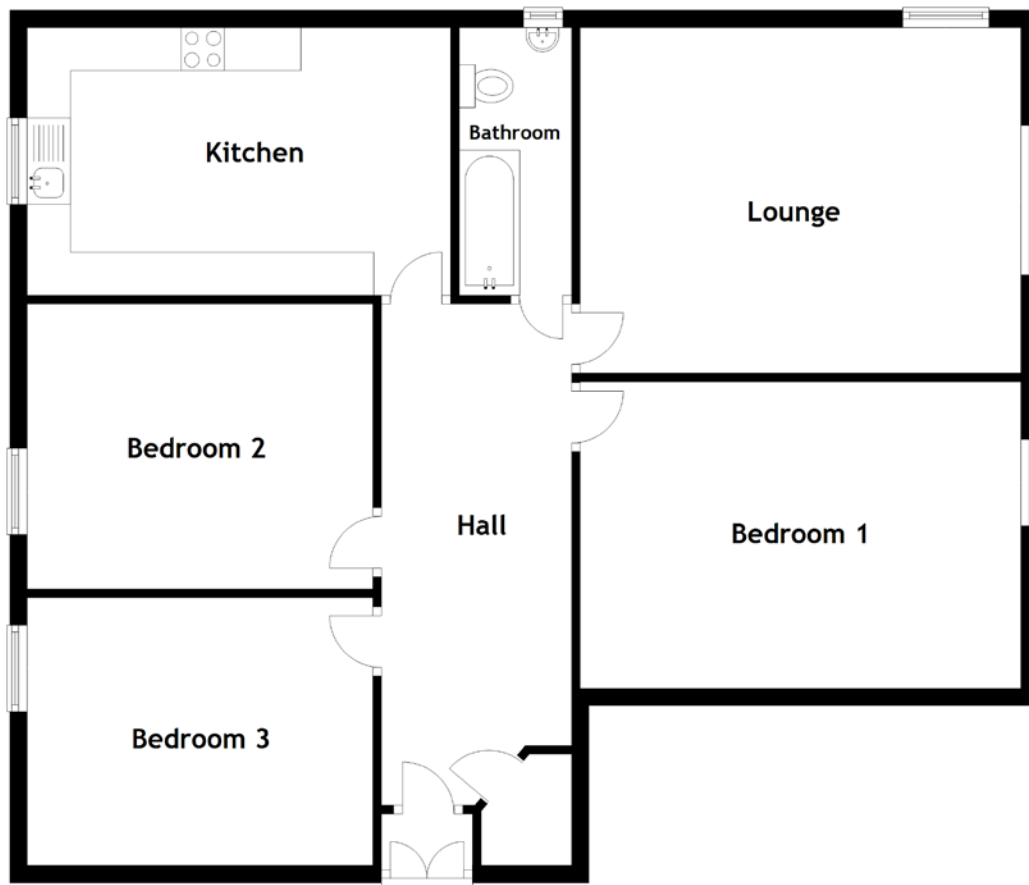
BEDROOM 2



BEDROOM 3



FLOOR PLAN, DIMENSIONS & MAP



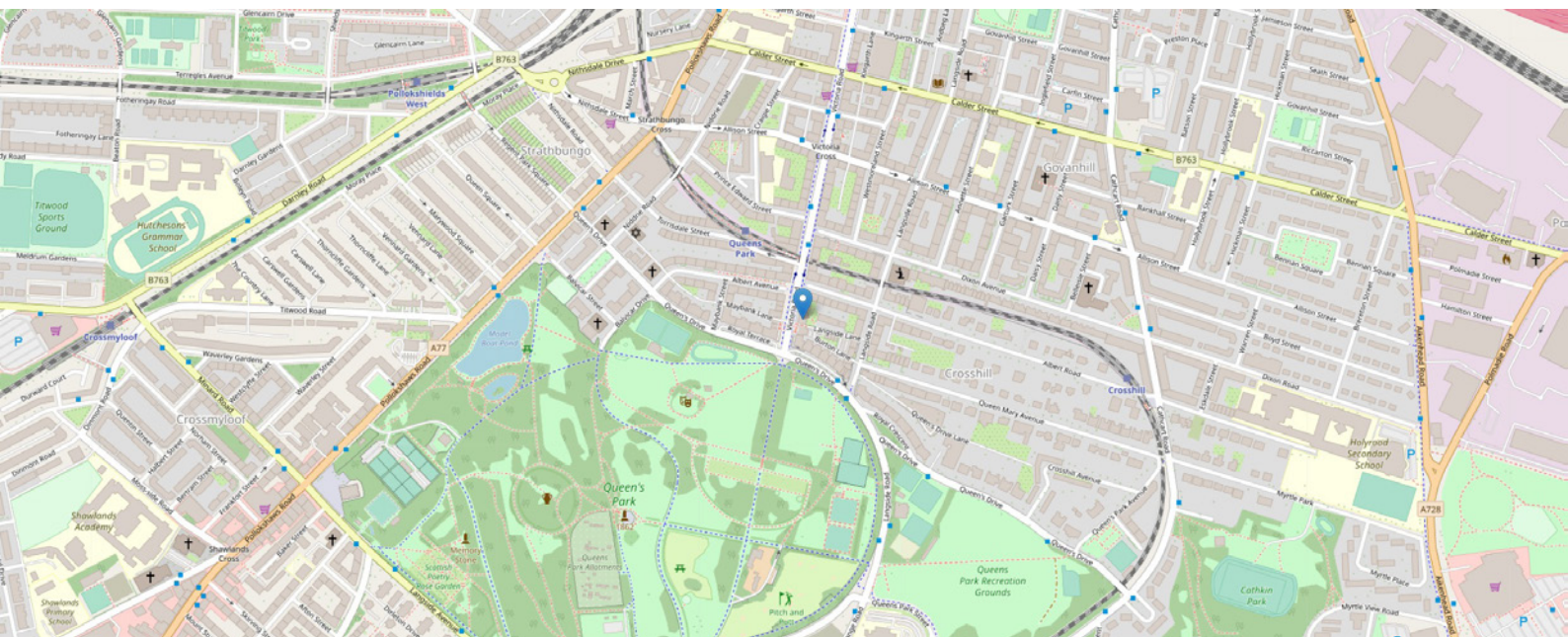
Approximate Dimensions (Taken from the widest point)

Hall	5.80m (19') x 2.20m (7'3")
Lounge	5.10m (16'9") x 4.00m (13'1")
Kitchen	4.90m (16'1") x 3.10m (10'2")
Bedroom 1	5.10m (16'9") x 3.55m (11'8")
Bedroom 2	4.00m (13'1") x 3.30m (10'10")

Bedroom 3	4.00m (13'1") x 3.10m (10'2")
Bathroom	2.80m (9'2") x 1.30m (4'3")

Gross internal floor area (m²): 102m²
EPC Rating: D

Buyer's Premium Value: £4700.00



THE LOCATION

The popular area of Victoria Road is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere ten minutes to the heart of Glasgow city centre.





For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities within easy reach, including New Victoria Hospital, making it a very popular place to call home.



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