



cruive  
ESTATE AGENTS

OFFERS OVER

£195,000

Victoria Park Drive South  
Glasgow, G14 9RN



## PROPERTY SUMMARY

Presented to the market in truly immaculate condition is this exceptional, traditional blonde sandstone, two-bedroom, ground floor flat. Fully refurbished to an exacting standard throughout, this beautiful period home boasting a plethora of original features offers a discerning purchaser the rare opportunity to obtain a flat of this calibre. Situated adjacent Victoria Park, the thriving West End and all it has to offer is within easy reach.

The bright and spacious layout comprises; communal close with secure entry system and pretty glazed tiles synonymous with Glasgow tenements, entrance vestibule with original storm doors and Victorian tiled flooring leading to half glazed internal door, broad and welcoming reception hallway, useful utility cupboard with washing machine, and stunning front facing lounge with attractive bay window, feature fireplace, and shelved cupboard.

The stylish, thoughtfully designed, and newly fitted is open plan to the lounge, providing a perfect set up for entertaining. The kitchen is fitted with integrated appliances and a wrap round breakfasting bar for dining. The well-appointed accommodation continues with two double bedrooms, storage cupboard, office space, and a luxurious, hotel worthy, newly fitted shower room.

This fabulous home further benefits gas central heating, double glazing, and well-tended, established rear gardens which offer a pleasant space to enjoy with friends and family.

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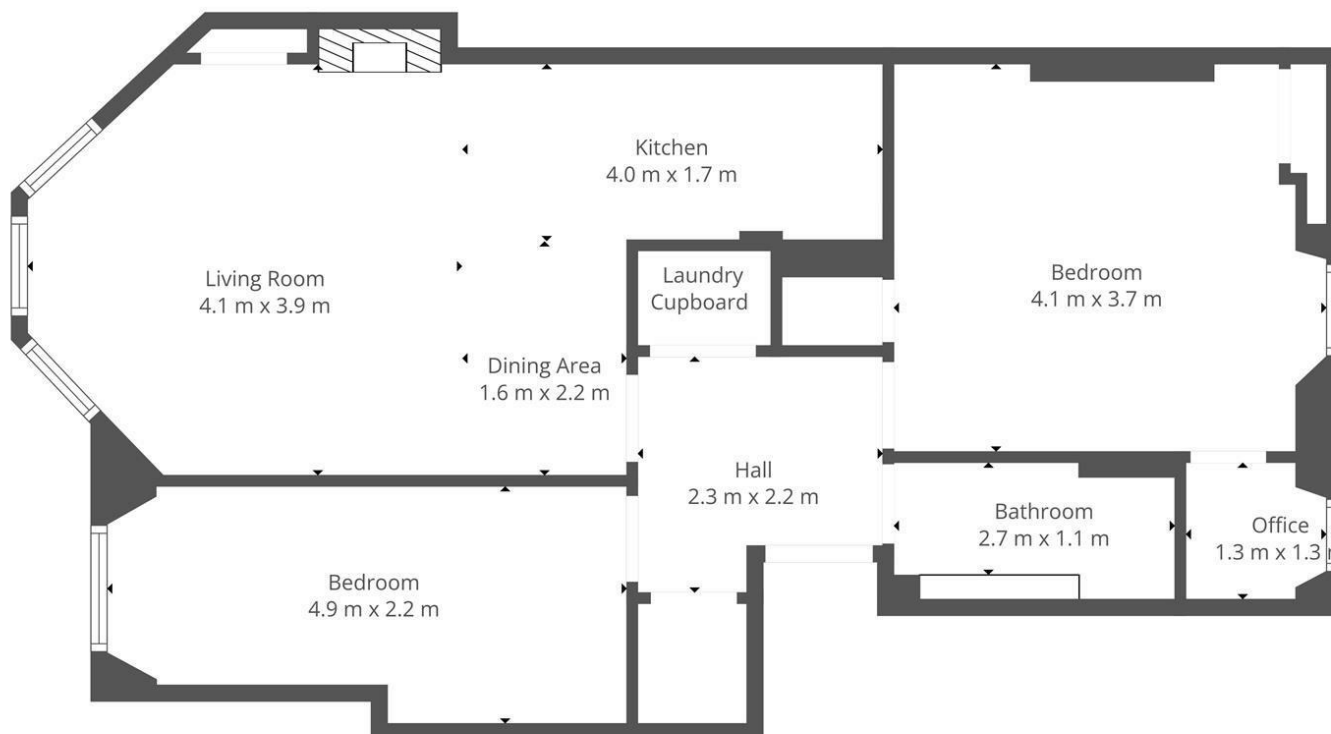












This Floorplan Is Intended To Give An Indication Of The Layout Only.



## LOCAL AUTHORITY

Glasgow City

## TENURE

Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

## OFFICE ADDRESS

9 Townhead Street  
Strathaven  
ML10 6AB

## OFFICE DETAILS

01357 510088  
judithmcgill@cruive-  
estateagents.co.uk