



Mellerstain Grove
Glasgow
G14 0LQ

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Offers Over £180,000

This modern Semi Detached Villa is situated in a quiet cul-de-sac location amidst only a handful of other homes and has the added benefit of a private rear garden which is screened by mature trees.

The property is finished with low maintenance facing brick and render is set beneath a pitched, concrete tiled roof.

At the front is a neat lawned area with pathway to the front door and adjacent to this is a driveway which can house several cars and leads to the single garage. Enclosed rear garden (which faces south east therefore getting a good deal of sun during the day and evening) has a raised decking area accessed from the lounge and beyond this is a good size lawn which is enclosed by mature fencing.

The single garage is also finished in matching facing brick and has a pitched roof and electric up and over door.

Internally the layout is bright and spacious and at c. 900 sq ft makes this a bigger home than most semi detached villas of a similar period. The current accommodation comprises entrance hallway, refurbished downstairs cloakroom with inset sink and a modern w.c..



Home Report Valuation
£190,000

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Council Tax Band D

EPC Rating C



The lounge/living room has a picture window to the front and consists of a living room to the front, dining area to the rear overlooking the garden and there is a further open space just in front of the staircase. Modern kitchen with a range of floor standing and wall mounted units incorporating stainless steel sink, updated 5 burner gas hob, double oven, plumbed for washing machine, integrated microwave, new integrated dishwasher (2020), new integrated fridge (2022) and a door straight to the rear decking area.



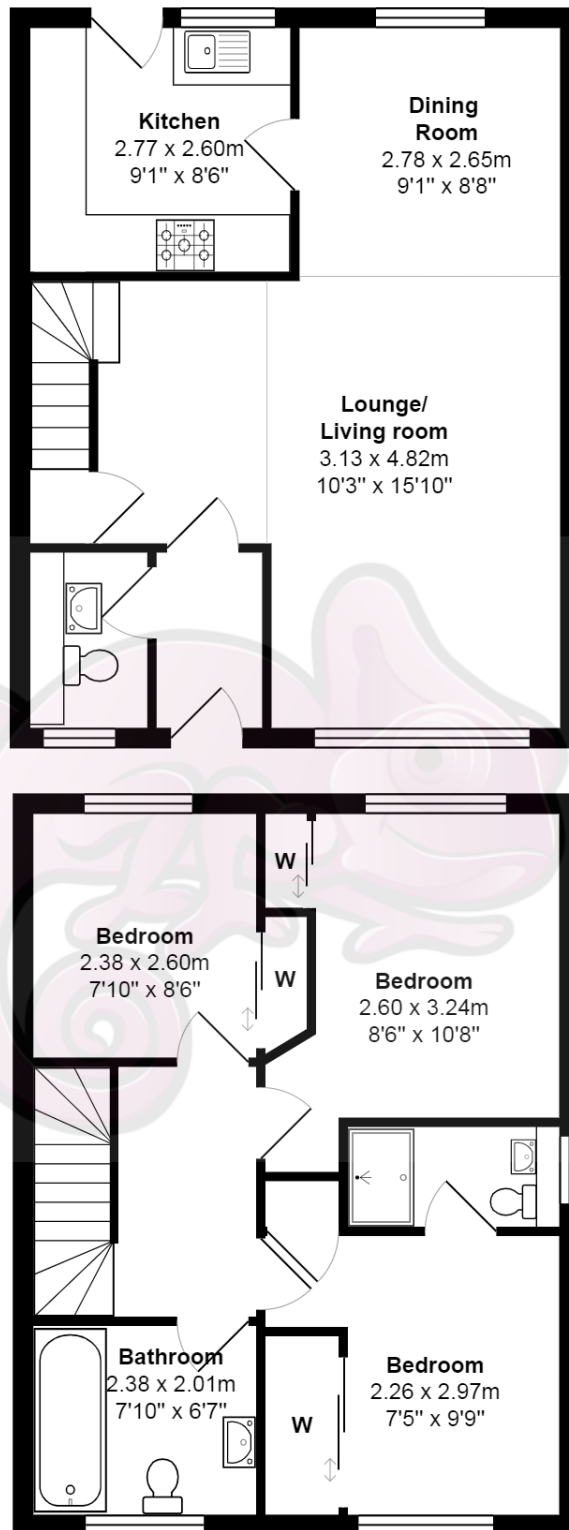
On the upper floor there are three bedrooms, master with an en suite shower room. The bedrooms have built in wardrobes with sliding mirrored doors and the master bedroom has modern free standing wardrobes. Bathroom with three piece suite comprising panelled bath, wash hand basin and a w.c..



The property further benefits from gas central heating with a brand new BOXT Worcester boiler installed February 2023 and with a 10 year warranty, double glazing, loft storage area and has all carpets and blinds included in the price.

Vendor Comments

This is a quiet and extremely friendly neighbourhood with good school access and only 5 minute walk to public transport with an express bus to Glasgow every 5- 10 minutes. Great local shops including large Lidl



Total Area: 84.2 m² ... 907 ft²

All measurements are approximate and for display purposes only

Location

A major feature of this property is its location with easy access to both city centre and west end locations. Local shops include hairdresser, barber, beauty parlours, a number of takeaways, great chemist, doctor surgery and two convenience stores. Dumbarton Road itself offers excellent transport links by bus into town and rail from Garscadden or Yoker train stations. Byres Road, in the west end, and Glasgow University are approximately three miles in distance.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

