




PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Howth Drive
Glasgow
G13 1RE

2 
1 
1 

Offers Over £150,000

This Upper Quarter Villa is situated in a great location with open outlooks at the front and a fantastic view at the rear over the adjacent canal. The property has been recently decorated throughout, is fresh and clean and has a bright and spacious interior including excellent storage space.

The building is traditionally constructed and finished with low maintenance blonde facing brick beneath a hipped, concrete tiled roof. The property is entered via double glazed front door on the ground level to entrance hallway with stairs leading to the main hallway.

At the front is a chip stone low maintenance garden area and then a pathway at the side which leads round to a really useful private rear garden. The garden itself is in an excellent location adjacent to the canal and provides a great place to sit and enjoy the peace and quiet.

At the front, there are plenty of resident and visitor parking spaces.

Internally the property provides really good size apartments and at over 650 sq ft has an excellent sized floor area compared to other properties. The apartment could suit either first or second time buyers, people studying at the nearby universities or someone downsizing looking for a property with a great location close to a range of quality amenities.



Home Report Valuation
£160,000



The accommodation comprises entrance hallway with a hatch to a good size loft storage space and a further separate shelf storage cupboard at one side.

The main lounge/ living room has a double glazed window at the front which has a really nice outlook over the development. This room has plenty of space for large suite and the far end also has ample space for a dining or breakfasting table as required.



The modern kitchen is situated at the rear of the property and this room benefits from an outlook over the canal. The kitchen is well stocked with a significant range of storage units with integrated sink and drainer and a free standing cooker. There is plumbing for washing machine and plenty of space for under counter fridge with an additional space for fridge freezer. Ample worktop surface area.

There are two bedrooms, the larger of which is at the rear and has a fantastic outlook over the canal . This room also has built in middle fronted wardrobes at one side.



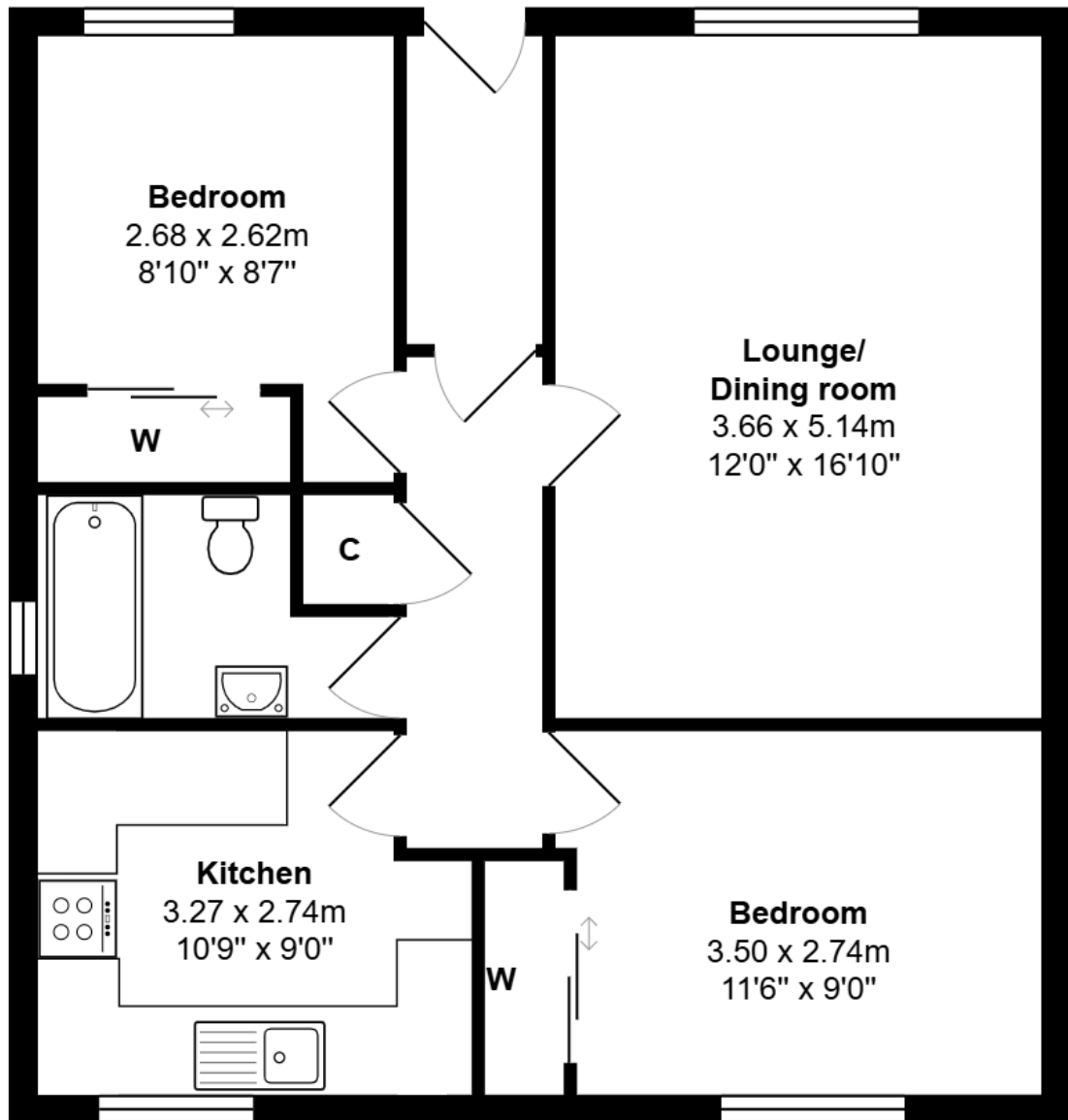
The second bedroom has a window at the front, is freshly decorated and has built in mirror wardrobes.

The bathroom has a modern white suite comprising panelled bath with wall mounted mains operated shower and glass screen, wash and basin and the WC. There is a window to the side.

The property further benefits from gas central heating with the boiler being situated in the bedroom wardrobe. PVC double glazing.

Vendor Comments

This is such a great property as is so handy for amenities and access to Universities. Very quiet and such a nice view over the canal.



Total Area: 60.3 m² ... 649 ft²

All measurements are approximate and for display purposes only

Location

Howth Drive is a quiet residential development centrally located a short distance from Great Western Road and close to Anniesland Cross. Anniesland rail station is within a short walk offering rail links to Glasgow City Centre and Edinburgh. A variety of supermarkets are within a short walk from this property including Morrisons, M&S Food and Aldi. Anniesland is conveniently located close to Clyde Tunnel offering accessing commute via M8 motorway network to Glasgow City Centre, Edinburgh, Glasgow Airport and beyond.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

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.

