

**DALLAS** McMILLAN

SOLICITORS AND ESTATE AGENTS



**166 Churchill Drive  
Broomfield  
G11 7HA**

**Offers Over  
£275,000**



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## DESCRIPTION AND LOCATION

Dallas McMillan are pleased to bring to the market this three bedroom, mid terrace home with loft conversion. This property is popularly located in Broomhill, which is part of the affluent West End of Glasgow.

This property is ideal for families or those looking to renovate. The property is accessed through a bright porch area, leading into the entrance hallway which gives access to the spacious Lounge and Dining Room area. The Dining Room itself has a large built in storage cupboard and provides access to the Kitchen. The kitchen is fitted with ample wall and floor storage units.

Upstairs the property comprises of three generous size bedrooms, two of which have wardrobes built in providing excellent storage. The Shower Room upstairs consists of a three piece suite in neutral colours including a fantastic walk in Shower. The Shower Room is decorated with neutral wet wall giving a more modern look. The loft has been converted and is fully carpeted with vellux windows fitted and built in storage, giving the opportunity for a potential fourth bedroom.

Externally the property further benefits from a large private rear garden and on street parking.

Churchill Drive is a highly desirable address and is in an extremely central location near all amenities the West End has to offer, these include nurseries, primary and secondary schools, local shops, supermarkets and leisure facilities. It is also just over a mile from the popular Byres Road which offers a selection of great bars, restaurants and boutiques. Glasgow University is also within easy walking & cycling distance.

For council tax purposes the property falls into category E.



## ACCOMMODATION

PORCH	5'4" x 4'5"
	1.63 m x 1.36 m
LOUNGE	10'11" x 15'1"
	3.33 m x 4.60 m
DINING ROOM	8'0" x 9'11"
	2.43 m x 3.02 m
KITCHEN	7'0" x 9'9"
	2.14 m x 2.97 m
HALLWAY	10'10" x 10'4"
	3.30 m x 3.14 m
BEDROOM 1	10'10" x 15'2"
	3.30 m x 4.62 m
BEDROOM 2	10'11" x 8'2"
	3.33 m x 2.48 m
BEDROOM 3	8'8" x 8'5"
	2.64 m x 2.56 m
BATHROOM	7'8" x 5'10"
	2.33 m x 1.79 m
LOFT	15'2" x 12'2"
	4.64 m x 3.71 m

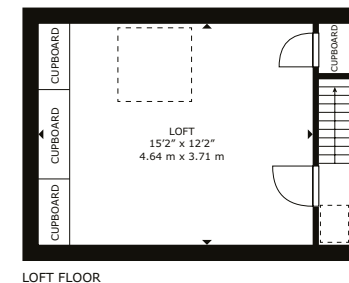
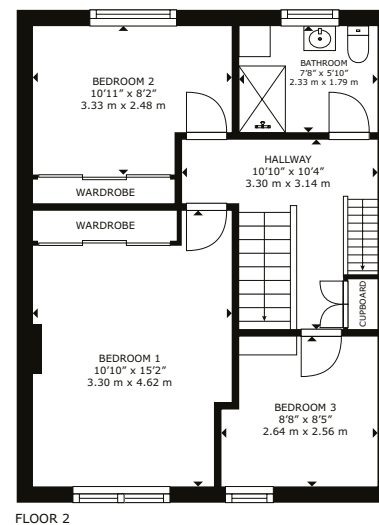
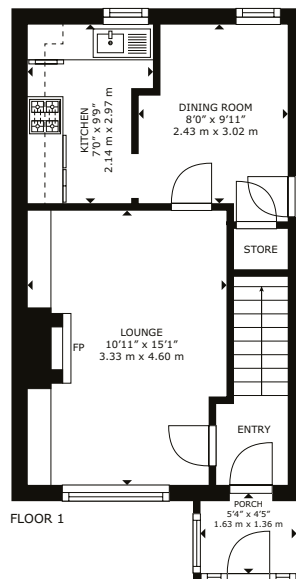
## VIEWING

Through solicitors on **0141 333 6750**

## ENTRY

By negotiation





GROSS INTERNAL AREA  
 FLOOR 1: 370 sq. ft., 34 m<sup>2</sup> FLOOR 2: 490 sq. ft., 45 m<sup>2</sup>  
 LOFT FLOOR: 213 sq. ft., 20 m<sup>2</sup>, TOTAL AREA: 1,073 sq. ft., 99 m<sup>2</sup>  
 EXCLUDED AREA: PORCH: 21 sq. ft., 2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd



### TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

### DISCLAIMER

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