



First Floor Flat

Flat 2, 88 Victoria Park Drive South, Whiteinch, G14 9NX



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This first floor flat, which offers well proportioned accommodation presented in walk in condition, forms part of an exclusive modern development situated within a quiet cul-de-sac close to Victoria Park.

The property is accessed via a secure entrance door and communal staircase, with the private entrance hall providing direct access to most apartments and a handy storage cupboard. There is a spacious living room with ceiling coving, newly fitted carpeting and a front facing window offering open aspects. The kitchen has been recently fitted out with a range of base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer, as well as a fitted hob, oven and extractor hood.

There are two double sized bedrooms, both with ceiling coving and newly fitted carpeting. The master bedroom also has a fitted mirrored wardrobe as well as en suite facilities comprising WC, pedestal wash hand basin and shower cubicle, whilst bedroom two has a storage cupboard. The property further benefits from having gas central heating and double glazing, whilst externally there are landscaped communal gardens and a residents parking area.

The property occupies a quiet position at the head of a cul-de-sac, conveniently located for accessing a range of local shops which provide for everyday needs and requirements. More extensive shopping facilities, including Morrisons and Sainsbury's supermarkets, are available within nearby Partick. There are excellent public transport links serving the area, with regular bus and rail services to surrounding districts including the heart of the West End with it's popular bars and restaurants as well as further afield to the City Centre.

There are excellent recreational facilities nearby. In particular, the property is located immediately adjacent to Victoria Park, which offers a range of outdoor activities, whilst Scotstoun Stadium and Leisure Centre is also within walking distance. In addition, the

Clydeside Expressway and the Clyde Tunnel are a short drive away offering easy commuting to the City Centre by car as well as links with the M8 and M74 motorways, access to Glasgow Airport and access to the central belt and beyond.

MEASUREMENTS

ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM ONE

EN SUITE SHOWER ROOM

BEDROOM TWO

BATHROOM

14'7" x 13'8"

12'7" x 8'7"

17'2" x 13'6"

11'8" x 5'5"

17'2" x 9'11"

9'11" x 5'2"

EPC

Band "C"

VIEWING

McSparran McCormick 0141 248 7962

DATE OF ENTRY

Negotiable

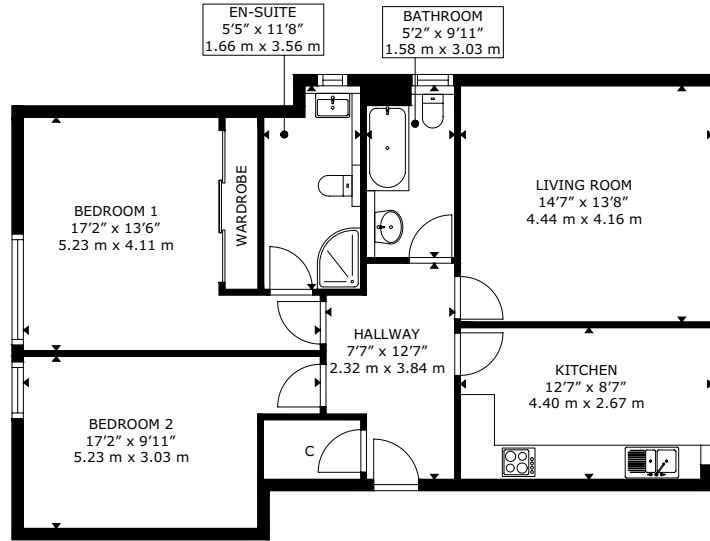


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



GROSS INTERNAL AREA
FLOOR AREA: 914 sq.ft , 85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd



espc

Waterloo Chambers, 19 Waterloo Street, Glasgow G2 6AH
Tel: 0141 248 7962 Fax: 0141 204 2232



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS