



MITCHELLS  
ROBERTSON



Ground Floor Flat  
Flat 0/1, 9 Victoria Park Drive South, Glasgow, G14 9RN  
offers over £139,000







### Flat 0/1, 9 Victoria Park, Drive South. Glasgow G14 9RN

Appealing Ground Floor flat in sought after locale situated close to Victoria Park. Whilst the property would benefit from a degree of modernization, it benefits from having double glazed windows and gas central heating and provides an excellent opportunity for first time buyers and developers alike. Early viewing is recommended.

The accommodation extends to entrance hall, bay windowed lounge, double bedroom, dining/sitting room with kitchenette off and part tiled shower room. GCH (not tested) and double glazing. There is a small private garden to the front and well maintained communal gardens to the rear.

#### Entrance Vestibule

Small entrance vestibule leading to main entrance hall.

Entrance hall 2.40 m x 2.20 m / 7'10" x 7'3"

The entrance hall gives access to all apartments. Deep storage cupboard. Additional cupboard housing the meters. Central heating radiator. Cornicing and ceiling rose.

Lounge 5.90 m x 3.70 m / 19'4" x 12'2"

Bay windowed lounge overlooking small well maintained private garden to the front. Fireplace to focal wall. Shelved press. Deep storage cupboard. Central heating radiator. Cornicing and ceiling rose. Picture rail.

Bedroom 4.50 m x 2.20 m / 14'9" x 7'3"

The double bedroom has a window to the front. Central heating radiator

Living /dining Room 5.10 m x 3.60 m / 16'9" x 11'10"

Second public room with window to the rear and dining recess. Fireplace to focal point. Deep storage cupboard.

Kitchenette/scullery 1.90 m x 1.30 m / 6'3" x 4'3"

There is a small kitchenette/scullery off the living room with a stainless steel sink, "Zanussi" washing machine and slot in gas cooker. There are a few basic units providing storage. Window to the rear.

Shower Room 1.90 m x 1.30 m / 6'3" x 4'3"

The shower room is partially tiled has "borrowed" light from the kitchenette. It has a white WC and wash hand basin and a walk in shower with "Mira" electric shower installed. Central heating radiator.

#### Gardens

The property has a small well maintained garden to the front. There are also well kept communal gardens to the rear offering access to the bin store.

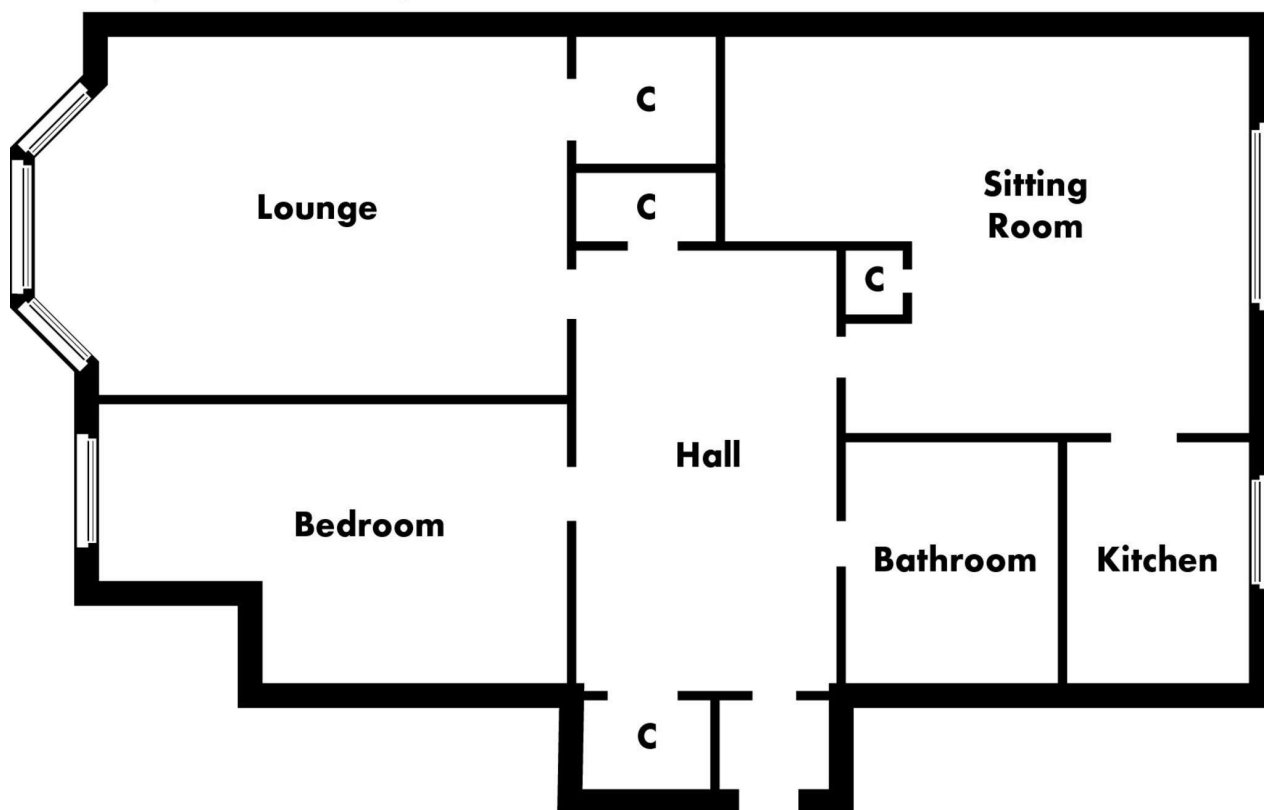
#### Parking

The parking is on street.





**Floor plans are indicative only - not to scale.**



#### SELLERS

Client of Mitchells Robertson

#### ENTRY DATE

Negotiable

#### VIEWING

Through Solicitors

#### TAX BAND

Tax Band C

#### SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

#### DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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.



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