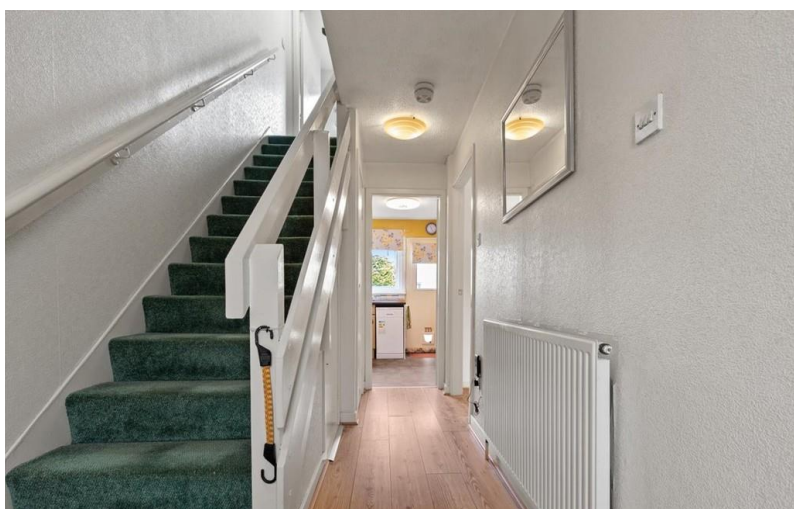


FOR SALE



86 Queensland Drive

3 Bedrooms, 2 Bathroom, Semi-Detached House

Offers Over £189,950


MARTIN&CO



86 Queensland Drive

3 Bedrooms, 2 Bathroom

Offers Over £189,950

- Linked Semi Detached Villa
- Versatile Apartments
- Family Accomodation
- Three Double Bedrooms
- Master En Suite

HALLWAY 15' 7" x 6' 0" (4.77m x 1.83m) A long entrance hallway giving access to the lounge/diner and kitchen.

LOUNGE/DINER 19' 9" x 13' 5" (6.02m x 4.11m) A spacious apartment with windows to front and rear giving access to the master bedroom.

KITCHEN 8' 8" x 10' 1" (2.65m x 3.08m) A fitted kitchen with ample floor standing and wall mounted units.

BEDROOM ONE 18' 3" x 9' 4" (5.58m x 2.85m) Forming part of a conversion this master bedroom doubles as a "Graney" flat with en suite.

ENSUITE

BEDROOM TWO 9' 10" x 13' 3" (3.01m x 4.06m) A large double bedroom with fitted cupboards.

BEDROOM THREE 9' 1" x 13' 3" (2.78m x 4.06m) A spacious double bedroom with goo storage.

BATHROOM 5' 9" x 6' 7" (1.76m x 2.03m)

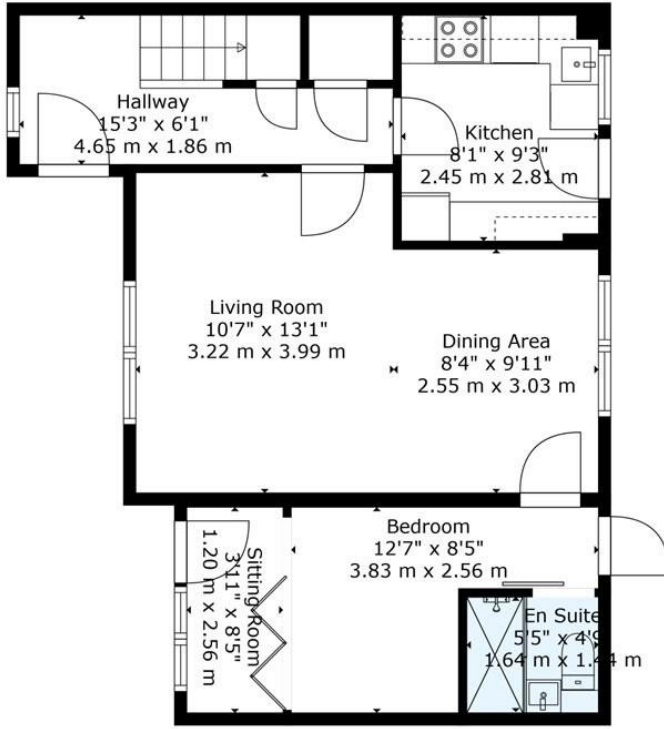




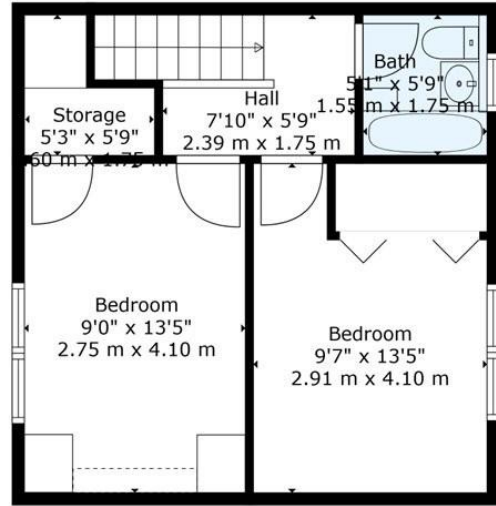


%epcGraph_c_1_441%





Floor 1



Floor 2



TOTAL: 896 sq. ft, 83 m2
 FLOOR 1: 549 sq. ft, 51 m2, FLOOR 2: 347 sq. ft, 32 m2
 EXCLUDED AREAS: STORAGE: 22 sq. ft, 2 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Glasgow Shawlands

180 Kilmarnock Road • Glasgow • G41 3PG
 T: 0141 649 5848 • E: glasgowshawlands@martinco.com
 Letting Agent Registration No. LARN 1805007

0141 649 5848

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

