



## 49 Drumchapel Road, Glasgow, G15 6PS

Offers over £364,995



This semi-detached Victorian sandstone villa is set within an elevated position on a substantial plot in a highly sought after area of Glasgow. Boasting two spacious reception rooms and four bedrooms, providing flexible family living, this property must be viewed to appreciate the vast accommodation on offer. With HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to Appletree Villa, 49 Drumchapel Road situated within a popular Glasgow locale. This splendid FOUR-bedroom semi-detached home offers a fantastic level of flexible accommodation. Set on an elevated position, this stone built Victorian villa has been respectfully upgraded by the present owners to retain many original features. Beautifully decorated throughout, this bright and spacious property is presented to market in walk-in condition.

To the front, a charming garden is available which is mainly laid to lawn with a multi-car driveway and garage situated to the side. Upon entering, through the reception porch with storm doors, you are welcomed in through to the luxurious reception hallway which leads you in the first instance to the lounge. The neutrally decorated and sumptuous family lounge boasts a traditional fireplace, generous dimensions, impressive ceiling heights and a large bay window formation which engulfs this entire space with natural sunlight. A second neutrally decorated reception room is available, again with large bay window and feature fireplace. This room is flexible for use and could also be utilised a fifth bedroom, home office etc.

The sizable kitchen has ample space for dining and socialising with an array of wall and base mounted units paired with complementing worktops. The kitchen further benefits from a range of quality appliances to include an American style fridge freezer, gas range cooker, extractor fan and dishwasher. Laundry facilities are conveniently located to the rear of the kitchen within a utility room with washing machine, dryer and traditional Belfast sink. Completing the ground floor, is a shower room consisting of walk-in shower cubicle with electric shower, wash hand basin and W.C.

Leading to the upper floor, the impressive stairway leads firstly to the family bathroom which boasts bathtub, separate walk-in shower cubicle, wash hand basin and W.C. This area has been cleverly designed to maximise the space available. A generous double bedroom is available at this level, benefiting from another feature fireplace and large windows filling this room with natural light.

The grand master bedroom is situated on the upper level, with large bay window, original wood panelling and traditional fireplace, this room must be viewed to be appreciated. A further two well-proportioned and neutrally decorated bedrooms are available of this floor. A skylight adds light to the hallway and loft area which could possibly be developed into additional living space, subject to the required planning consents.

The mature rear garden is generous in size and fully enclosed, creating a safe and secure environment for children and pets alike. With various patio and decking areas to relax and enjoy the space on offer, perfect for socialising and al-fresco dining.

Ideally situated within a short distance of sought after early learning centres and primary/secondary schooling, this property is sure to appeal to families with children of various ages. Drumchapel train station and main bus services are only a short walk away, providing direct transport links to Glasgow City and Loch Lomond area. A host of local amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

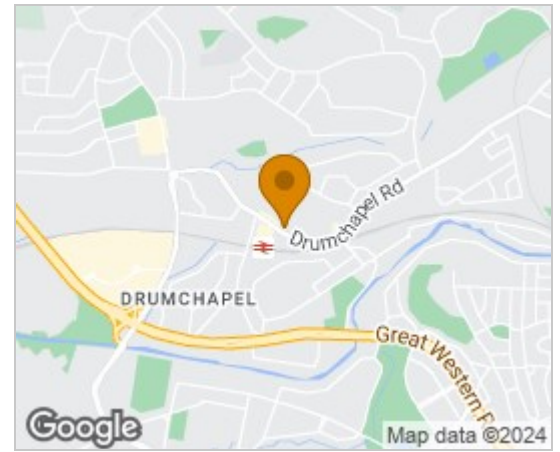
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge - 4.40m x 5.75m  
 Sitting Room - 5.33m x 4.10m  
 Dining Kitchen - 6.23m x 3.68m  
 Bedroom One - 4.36m x 5.75m  
 Bedroom Two - 5.33m x 4.13m  
 Bedroom Three - 4.22m x 3.74m  
 Bedroom Four - 1.86m x 3.21m  
 Utility Room - 2.00m x 2.13m  
 Bathroom - 1.93m x 2.67m  
 Shower Room - 1.34 x 1.72

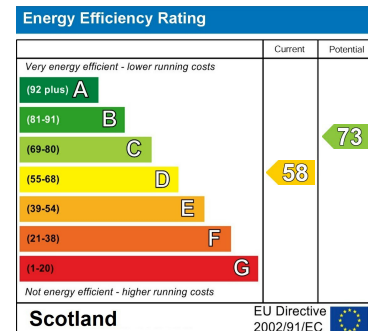
## Area Map



## Floor Plans



## Energy Efficiency Graph



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