



47 Drumchapel Road, Glasgow, G15 6PS

Offers over £385,000



****Splendid semi-detached Victorian sandstone villa**** Set within an elevated position on a substantial plot in a highly sought after area of Glasgow. Boasting TWO spacious reception rooms and THREE 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 No. 47 Drumchapel Road situated within a popular Glasgow locale. This splendid THREE 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 owner 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 reception room is available, again with large bay window and feature fireplace. This room is flexible for use and could also be utilised a fourth bedroom, formal dining room etc.

The sizeable 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 convenient cloakroom with wash hand basin and W.C.

The entrance to the basement is just outside the kitchen, this is a truly unique space, hidden away and perfect for a variety of uses, such as home office, studio etc.

Leading to the upper floor, the impressive stairway leads firstly to the family bathroom on mid floor, which boasts a luxurious roll top bath, wash hand basin and W.C. A generous double bedroom is available at this level, with scenic view overlooking the rear garden.

The grand master bedroom is situated on the upper level, with large bay window flooding this room with an abundance of natural light, this room must be viewed to be appreciated. The master ensuite boasts a large shower cubicle with rainfall shower, wash hand basin and W.C. A further bedroom is available on this floor, substantial in size and boasting a feature fireplace, this room is also delightful.

The attic has been cleverly converted into an impressive office space with two Velux windows surrounding this area with natural light. This area has been cleverly designed to maximise the space available.

The mature rear garden is generous in size and fully enclosed, creating a safe and secure environment for children and pets alike. With various lawn and patio areas to relax and enjoy the space on offer, this space is perfect for entertaining 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

Living Room - 5.78m x 4.41m
 Sitting Room - 5.29m x 4.10m
 Kitchen - 6.23m x 3.66m
 Utility - 3.17m x 2.02m
 Cloakroom - 1.83m x 1.07m
 Bedroom One - 5.80m x 4.41m
 Ensuite Shower Room - 3.22m x 1.82m
 Bedroom Two - 4.16m x 4.05m
 Bedroom Three - 5.33m x 4.14m
 Bedroom Four - 4.23m x 3.92m
 Bathroom - 2.66m x 1.94m
 Basement - 6.07m x 5.16m

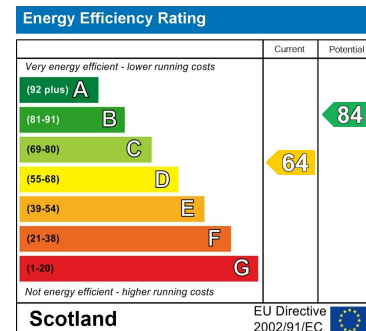
Area Map



Floor Plans



Energy Efficiency Graph



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