



**2332 GREAT WESTERN ROAD**

OLD DRUMCHAPEL

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**2332 Great Western Road is a beautiful, substantial, detached white render bungalow, in true walk-in condition, conveniently located for excellent road links and an extensive range of amenities close by.**

The accommodation is predominantly all-on-the-level and comprises:- entrance porch, welcoming reception hallway, a second integral hallway offering an abundance of built in storage, good-sized dining room, wonderfully proportioned lounge with exposed beams and doors to garden and a lovely double aspect breakfasting kitchen with integrated appliances including; oven, microwave, fridge/freezer, wine cooler and hob.

The striking principal bedroom features beautiful wood panelling and a box bay window whilst the second large double bedroom also has a box bay window with thoughtful built-in seating flooded by lots of natural light. There is a third double bedroom and a beautifully tiled, four piece family bathroom completes the accommodation on offer.

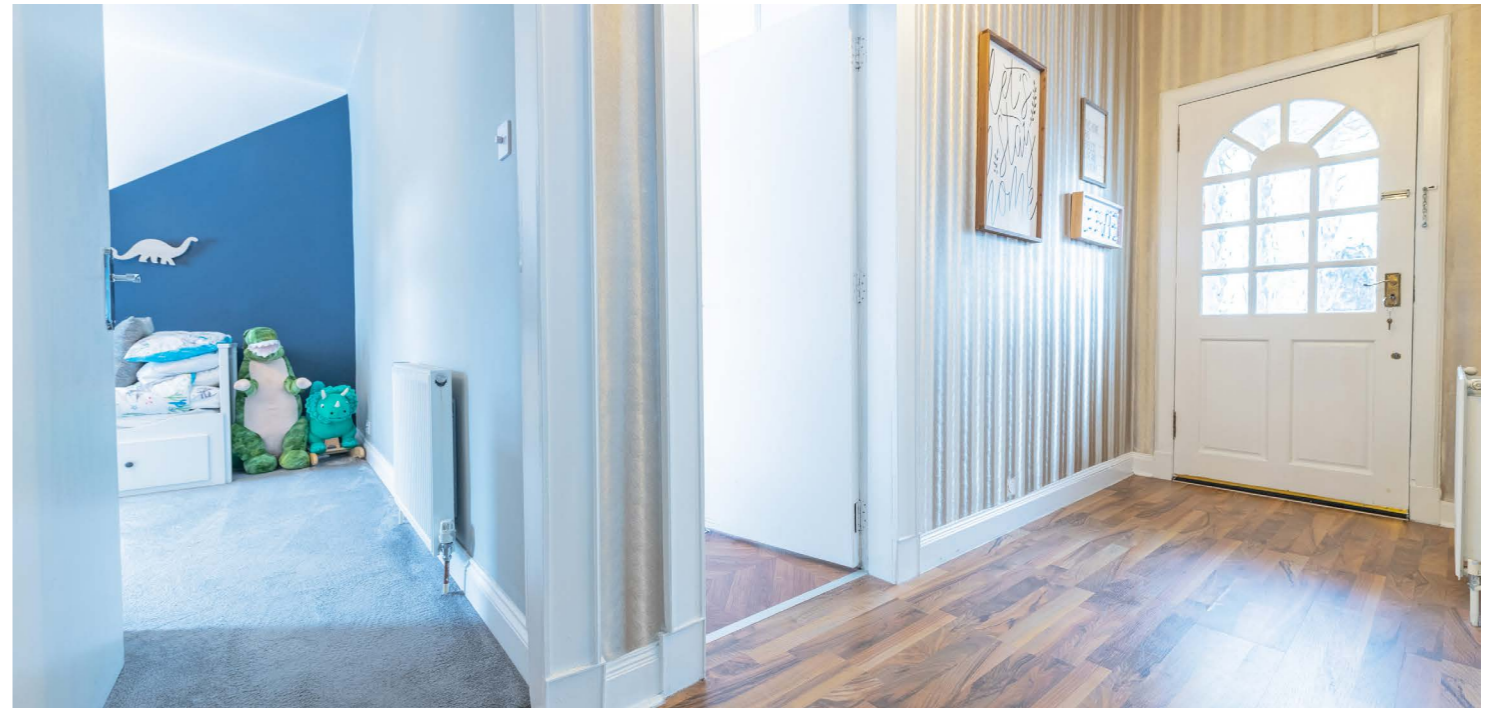
Externally, the property is accessed via a large gravelled driveway providing off street parking for numerous vehicles and leading to a good sized garage. The front garden is bounded by an attractive stone wall and iron fence. The substantial rear garden is very private and is surrounded by trees and shrubs. There is a well-appointed patio area, for garden furniture, which can be accessed via the French doors from the lounge. In addition, there are two large areas to either side of the property.

Situated within the rear garden, there is a delightful out-house, featuring a mezzanine level, providing additional living space. There is also a shed, which the current owners have converted into a home bar.

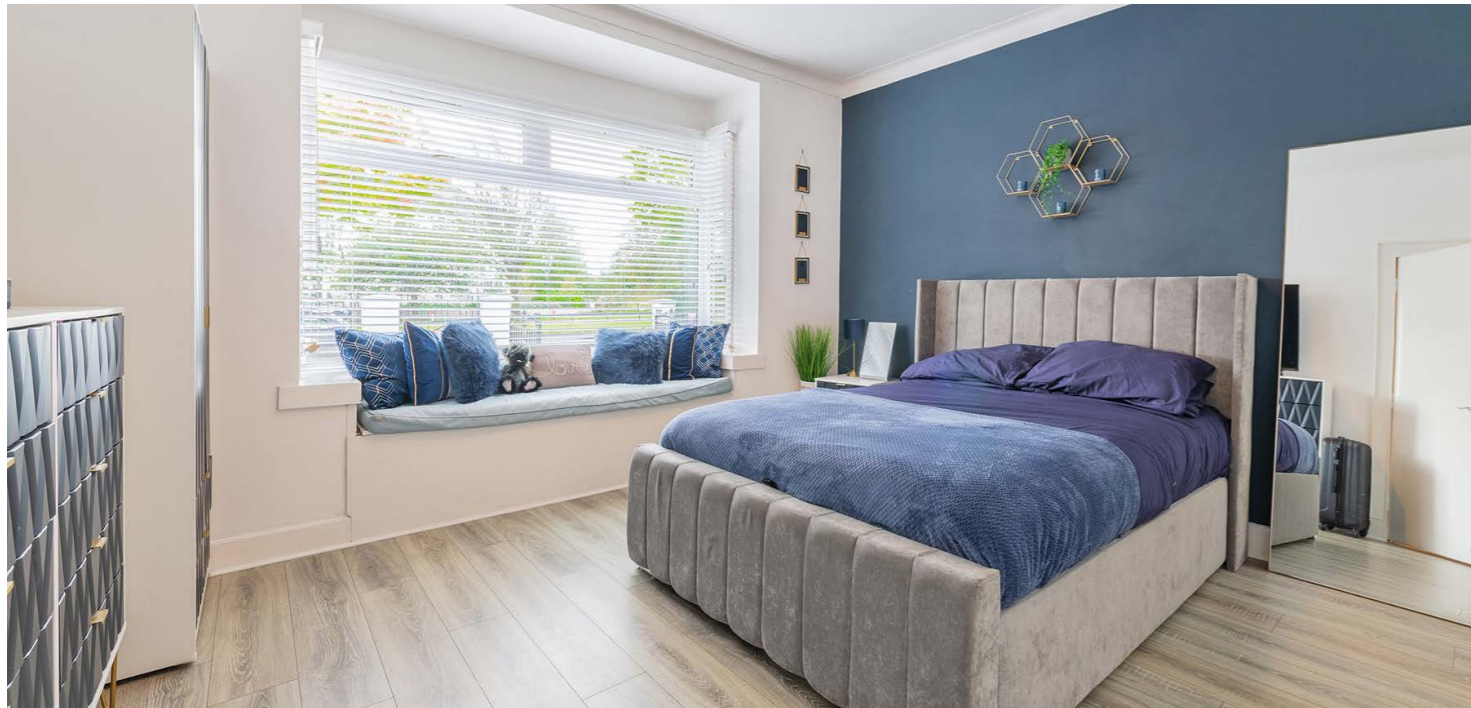
The sellers are in receipt of Full Planning Permission (Application 23/01158/FUL), dated 11th July 2023, for the erection of a single storey extension to side and rear and dormer to front of dwellinghouse. Copies of the relevant documents can be provided.

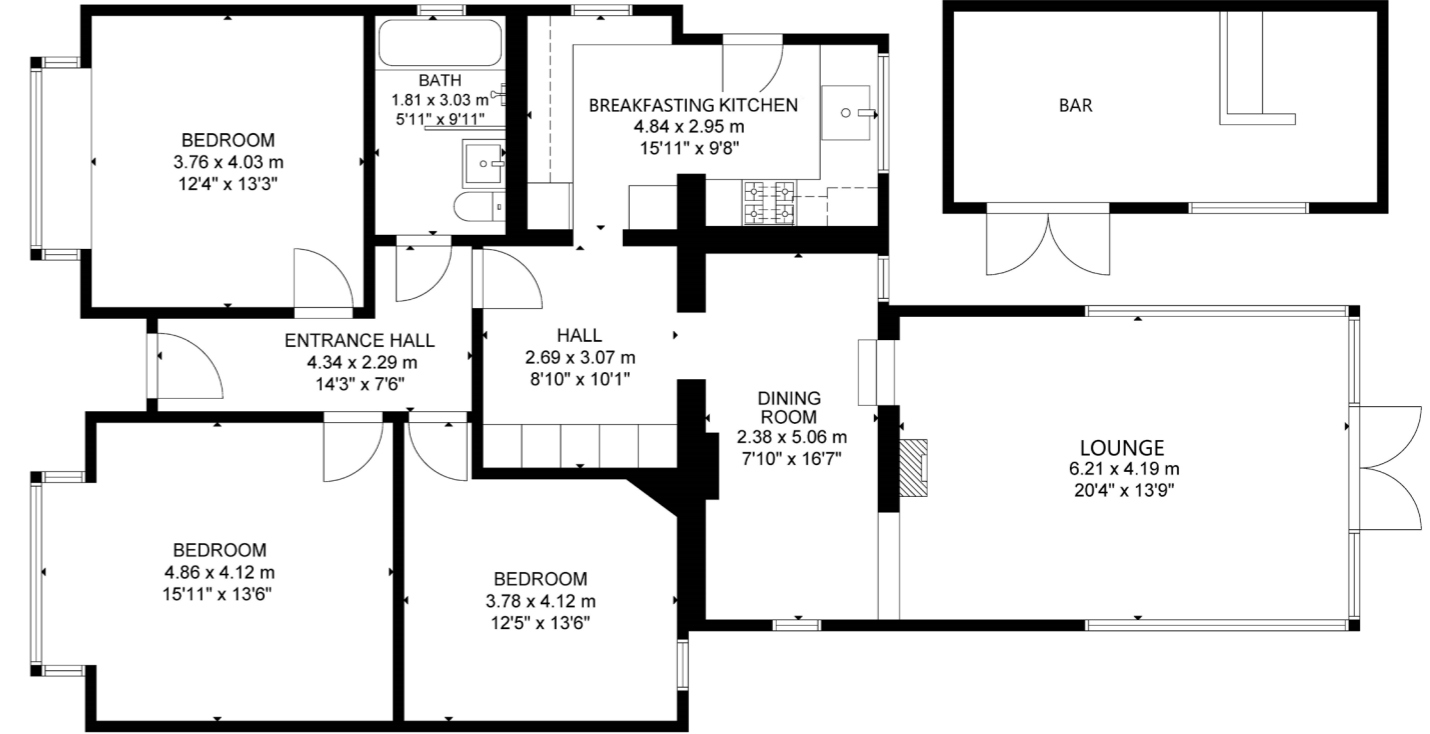












The area provides good road access to Glasgow's West End, City Centre, South Side and Loch Lomond. There are some local shops with a wider selection of shops and amenities to be found at Anniesland Cross, including a main line railway station. A further main line railway station can be found at Drumchapel. There is also a Morrisons, aMarks and Spencer Food Court and an Aldi at Anniesland. Great Western Retail Park hosts a selection of shops, including a The Range, Sainsburys and a B & Q.

**BD3458** | Sat Nav: 2332 Great Western Road, Glasgow, G15 6SE

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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