



**113 BALSHAGRAY AVENUE**

JORDANHILL

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**This fabulous, rarely available six apartment mid terrace villa offers superb flexible family accommodation and has the added benefit of being within the List 1 Catchment for Jordanhill School. The handsome red sandstone property has a wonderful mature, lush front garden as well as a South/West facing rear walled garden.**

The accommodation comprises; a large bright and spacious reception hall with original hardwood flooring throughout the majority of the ground floor accommodation. This consists of a beautiful bay windowed formal lounge, feature fire and beautiful original cornice work. Directly behind the lounge is a dining room, which could be utilised as a TV room/ or games room for children. To the rear, is a well-proportioned dining kitchen and a very large utility and shower room. The utility also has a side door leading out to the wonderful rear garden.

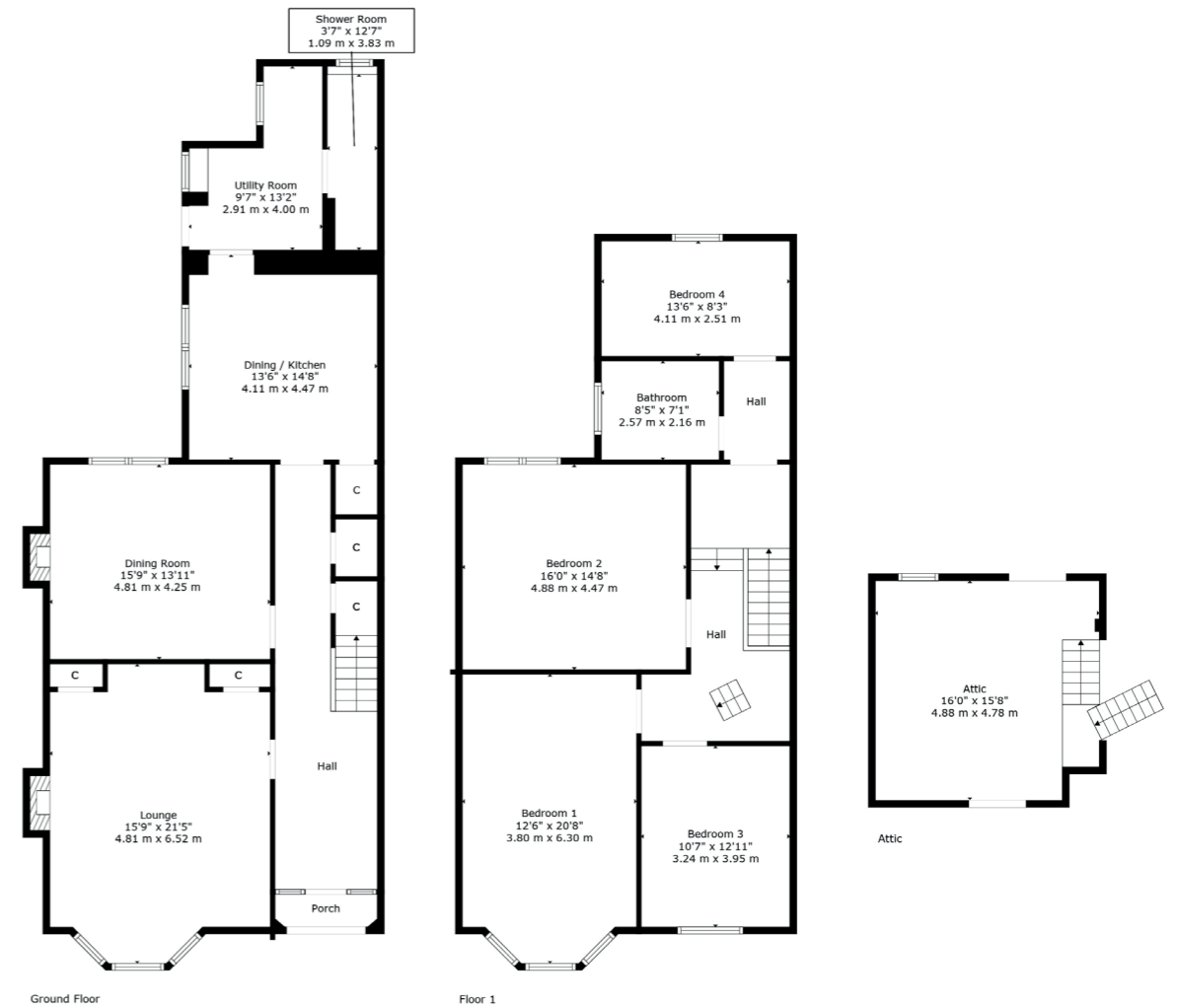
Upstairs, on the half landing is the family bathroom and bedroom four – ideal for a home office. At the upper level, there are a further three bedrooms, with the principal benefiting from a bay window.

In addition, the property has gas central heating, floor loft access/storage and some wonderful period features.









Jordanhill is an extremely popular West End suburb, with excellent local primary and secondary education at Jordanhill School. There are excellent sporting facilities, including Woodend Bowling & Tennis Club, where Corum are proud sponsors, and Hillhead Jordanhill Rugby Club, based at Hughenden. The area is within close proximity to Scotstoun Leisure Centre and show ground, home to the Glasgow Warriors. Jordanhill is adjacent to Victoria Park, one of the largest green spaces in Glasgow and the area also benefits from local pubs and restaurants, including The Three Crows and Little Soho.

The property is well situated for access to good public transport links, including Jordanhill Railway Station, Anniesland Railway Station and a number of bus routes. There is also easy access to Glasgow's motorway network, via the Clyde Tunnel and Clydeside Expressway.

**WE5052** | Sat Nav: 113 Balshagray Avenue, Jordanhill, G11 7EG

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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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