



**221 SOUTHBRAE DRIVE**

JORDANHILL

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**This fantastic family home is in excellent condition throughout and has been beautifully maintained by the current owners, with the added benefit of the full basement level. The property is situated within the List 1 catchment for Jordanhill School, which according to the Times is the number one performing state School in Scotland.**

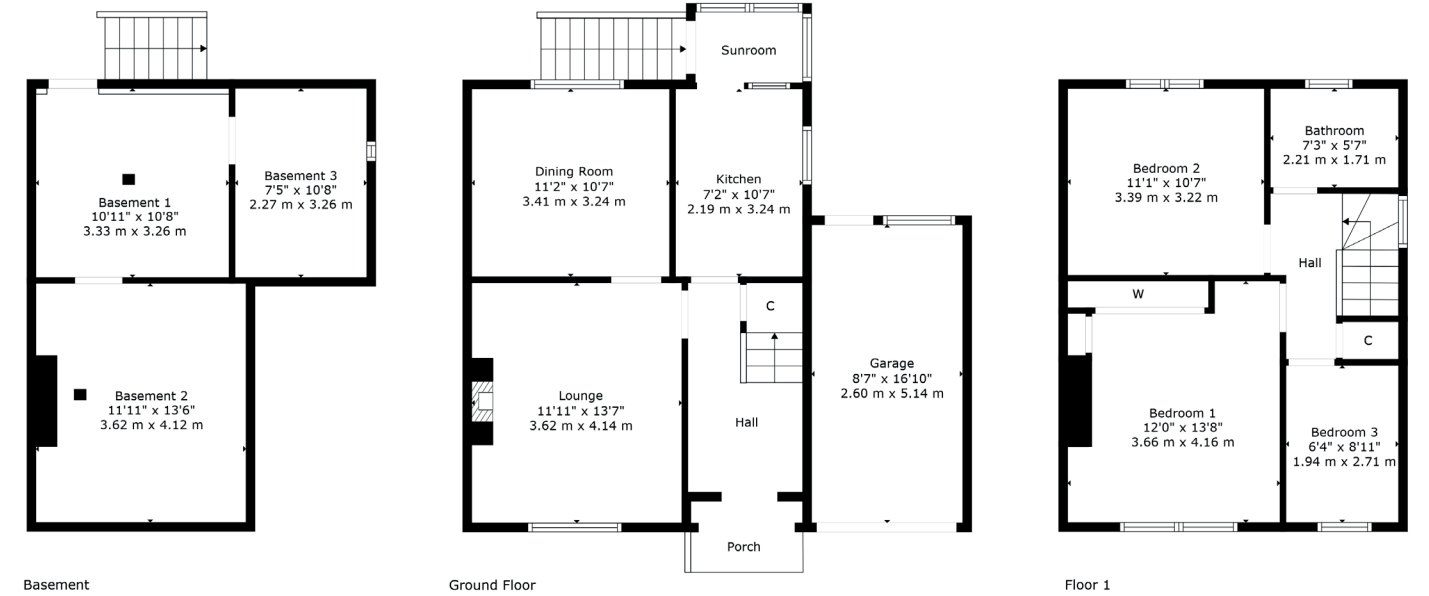
The internal accommodation comprises; welcoming reception hall with under stair storage, formal lounge to the front with feature gas fireplace, open outlook over the beautiful front gardens and access to the rear dining room with views over the beautifully maintained gardens, modern galley style kitchen which provides access to the sunroom and furthermore to the south facing garden. Upstairs, there are two spacious double bedrooms with the principle benefiting from in-built storage, smaller third bedroom and a stylish family bathroom with three-piece suite and shower over bath. There is also excellent storage in the loft.

In addition, the property benefits from gas central heating, double glazing, beautifully maintained front and rear gardens, driveway and single garage.









Basement

Ground Floor

Floor 1

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.

**WE5060** | Sat Nav: 221 Southbrae Drive, Jordanhill, G13 1TT  
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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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