



SOLICITORS & ESTATE AGENTS



**MID TERRACE VILLA
10 SELBORNE ROAD, JORDANHILL G13 1QG
OFFERS OVER £515,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Enjoying aspects over Selborne Road opposite to Woodend Tennis Club and only a short walk to Jordanhill School (list 1 catchment) and Jordanhill Station, this impressive blonde sandstone fronted MID TERRACE VILLA occupies an enviable position within this exclusive and sought after district. Beautifully presented throughout and offering generously proportioned family accommodation, the property has been imaginatively extended and sympathetically improved with the retention and restoration of original features to include wood panelled doors, varnished flooring, original stained glass incorporated in the double glazing and floor mounted traditional cast iron radiators to main ground floor apartments, whilst boasting a contemporary specification to include gas central heating, under floor heating, double glazing, modern kitchen and bathroom fittings.

Twin double glazed outer doors onto entrance vestibule with claygate tiled floor finish, stained leaded glass front door with matching fanlight and windows to side onto 18'6" reception hall with access to ground floor apartments (restored panelled doors), beautiful 19'3" bay window lounge with aspects over Selborne Road and tennis club opposite, of note is the restored and varnished wood floor finish, feature fireplace and deep decorative corning, separate family room, open plan to a fabulous modern fitted and professionally designed 18' family sized dining kitchen, a contemporary extension with windows and bi-fold doors onto rear garden with additional natural light provided by two large velux roof windows. The preparation area comprises extensive floor and wall mounted coloured oak units with solid walnut work tops, Belfast sink, including a large island with storage and breakfasting area. There is a large "Range Master" cooking range, integrated microwave and dishwasher, the existing American fridge/freezer is also included in the sale. Also of note within the kitchen is the underfloor heating which extends into the family, bathroom and the downstairs wet room. Cleverly developed and fully tiled downstairs shower/wet room with access from the reception hall. Modern fitted and partially tiled 2018 bathroom situated at three quarter landing level comprising four piece suite to include a separate corner shower cubicle.

Broad first floor landing with access to remaining apartments and excellent natural light to landing and stairwell provided by large cupola, 19'3" main bedroom with bay window to front, two further bedrooms. There is in addition a near 21' floored and lined attic with two large velux roof windows and extensive storage off, access is via a folding ladder from the landing.

There is in addition a single car brick built detached garage, converted laminate flooring with access from the rear service lane. Easily maintained private gardens to front and rear.

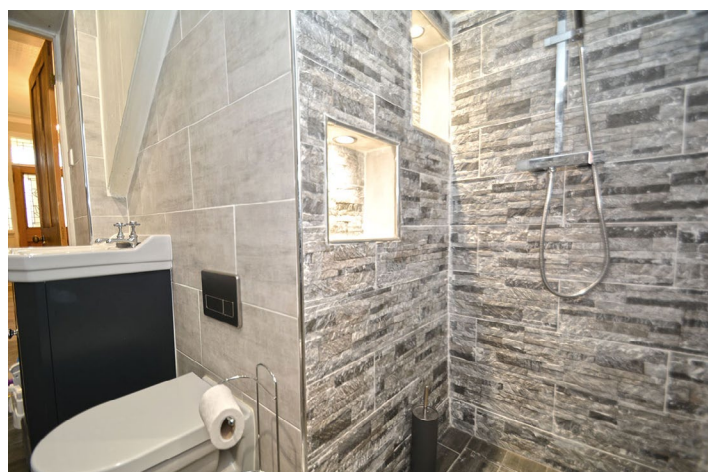
In first class order throughout, this substantial family home is unquestionably one of the finest properties available within the district and internal inspection will not disappoint. The property is within easy reach of Anniesland Cross, Broomhill Cross and Byres Road, in addition to enjoying a short commute to the City Centre, also nearby access to the Clydeside Expressway and Tunnel with the Queen Elizabeth University Hospital beyond.

EPC Rating

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Measurements

RECEPTION HALL	18'6 (5.63m) x 6'9 (2.05m)
LOUNGE	19'3 (5.87m) x 15'0 (4.58m)
FAMILY ROOM	14'6 (4.41m) x 12'11 (3.93m)
KITCHEN/DINING	17'11 (5.47m) x 13'8 (4.16m)
SHOWER ROOM	9'5 (2.87m) x 6'5 (1.96m)
THREE QUARTER LANDING	
BATHROOM	10'10 (3.31m) x 6'10 (2.09m)
FIRST FLOOR	
BEDROOM ONE	19'3 (5.87m) x 12'0 (3.66m)
BEDROOM TWO	14'4 (4.37m) x 13'9 (4.21m)
BEDROOM THREE	12'3 (3.73m) x 8'6 (2.63m)
ATTIC	20'7 (6.28m) x 15'4 (4.69m)



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Travel Directions

Travelling west along Southbrae Drive from the junction with Crow Road, turn third right onto Selborne Road and number 10 is on right immediately opposite Selborne Place.

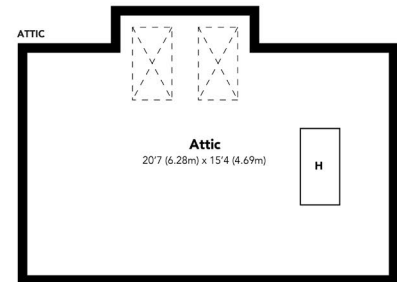
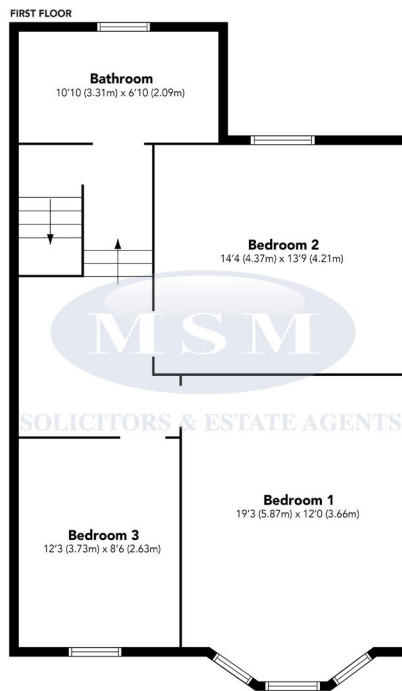
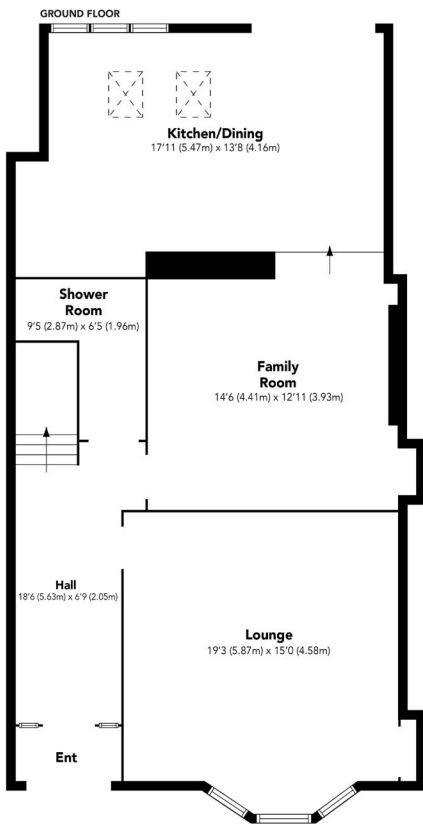
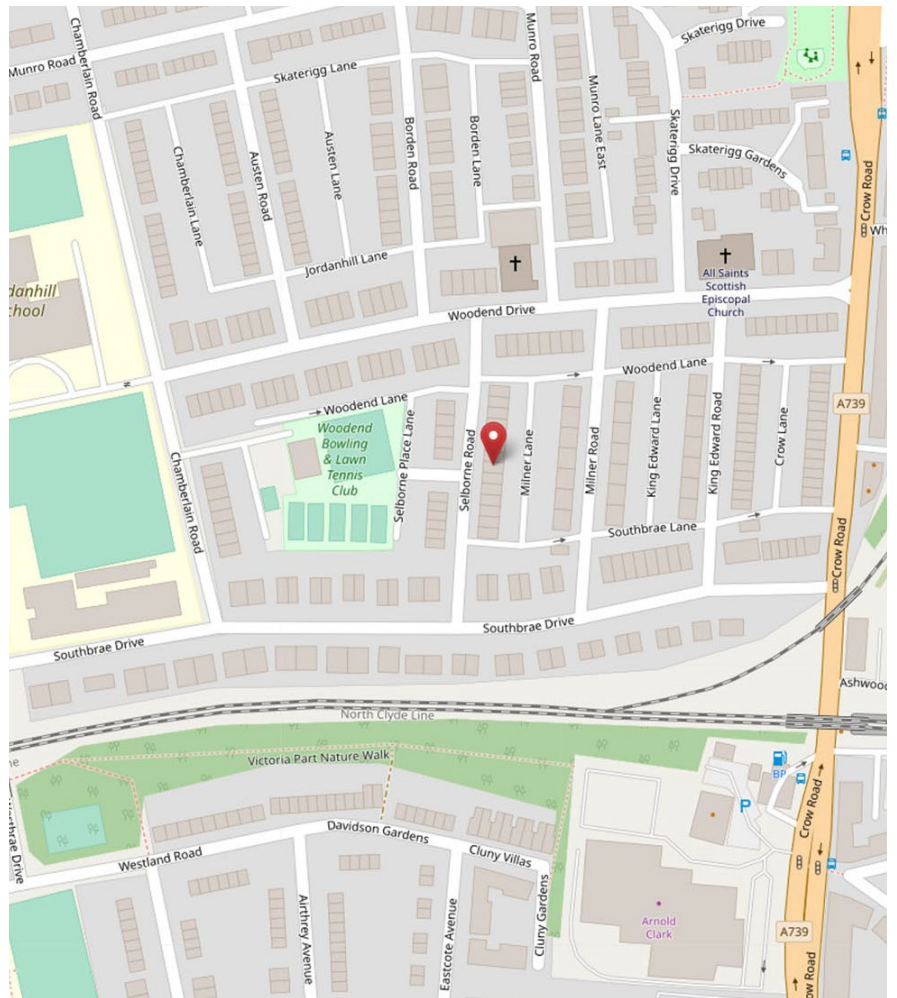
Date Of Entry

By arrangement.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale
Produced by Plushplans [↗](#)

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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