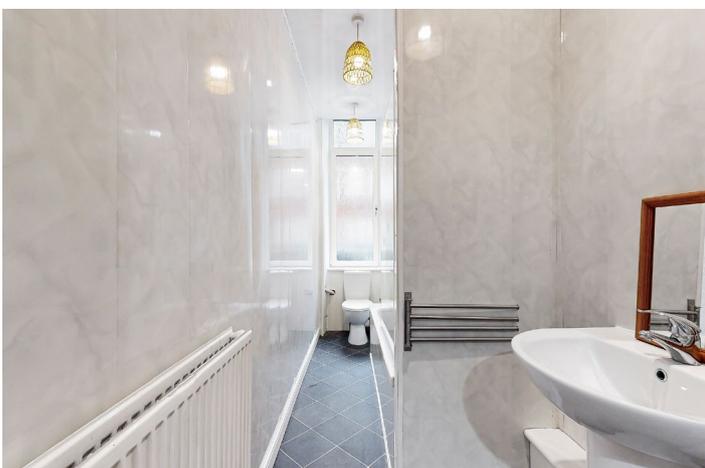




**SOLICITORS & ESTATE AGENTS**



**Ground Floor Flat**  
**Flat 0/1, 50 Strathcona Drive, Anniesland, Glasgow G13 1JG**  
**Offers Over £130,000**



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

## Description

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Set within a traditional, Victorian sandstone tenement, this charming one bedroom ground floor flat at 50 Strathcona Drive, Flat 0/1, Anniesland, Glasgow G13 1JG offers a wonderful blend of traditional character and modern convenience, with the added benefit of private outdoor space. Ideal for first time buyers, downsizers or investors, it provides spacious, well proportioned accommodation in a highly sought after West End location.

The welcoming reception hallway gives access to all rooms. The bright and generous lounge is a standout feature, boasting a traditional bay window that floods the space with natural light, complemented by high ceilings and period cornicing. The fully fitted kitchen provides ample wall and base units with plentiful worktop space and room for freestanding appliances, making it both functional and well-presented.

The double bedroom is spacious and inviting, featuring soft neutral décor and a feature fireplace that adds warmth and character to the room. The bedroom also benefits from a large storage cupboard which was originally the property's kitchenette, offering excellent potential for conversion into an ensuite, subject to the necessary permissions. The bathroom is finished with contemporary wet wall panelling and features a three piece suite with bath, overhead shower, wash hand basin and WC.

The flat also enjoys access to an under stair cupboard in the common close, offering valuable additional storage. Additional features include gas central heating and newly fitted double glazing, installed in September 2025. Externally, there is a private rear garden area, perfect for outdoor seating or container planting, and on street parking is available directly outside the property.

Strathcona Drive is located within Anniesland, a highly desirable pocket of Glasgow's West End, known for its excellent amenities and strong community feel. A short walk leads to Anniesland Cross where there is a wide range of shops, supermarkets and cafes including Marks & Spencer Foodhall, Morrisons and Aldi. Excellent transport links are available via Anniesland Train Station and regular bus services, with easy access to the Clyde Tunnel, Clydeside Expressway and M8 motorway for drivers.

For leisure, residents can enjoy nearby Dawsholm Park, the Forth & Clyde Canal walks and the River Kelvin walkway, while the Botanic Gardens and Kelvingrove Park are just a short journey away. The area also benefits from proximity to the University of Glasgow, Queen Elizabeth University Hospital and several well-regarded schools.

## EPC Rating

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## Measurements

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<b>Hallway</b>	8'5" x 11'6" 2.55 m x 3.50 m
<b>Lounge/Dining Room</b>	20'8" x 11'2" 6.29 m x 3.41 m
<b>Kitchen</b>	13'11" x 6'3" 4.25 m x 1.90 m
<b>Bedroom</b>	18'7" x 11'9" 5.67 m x 3.59 m
<b>Bathroom</b>	14'1" x 4'5" 4.29 m x 1.34 m



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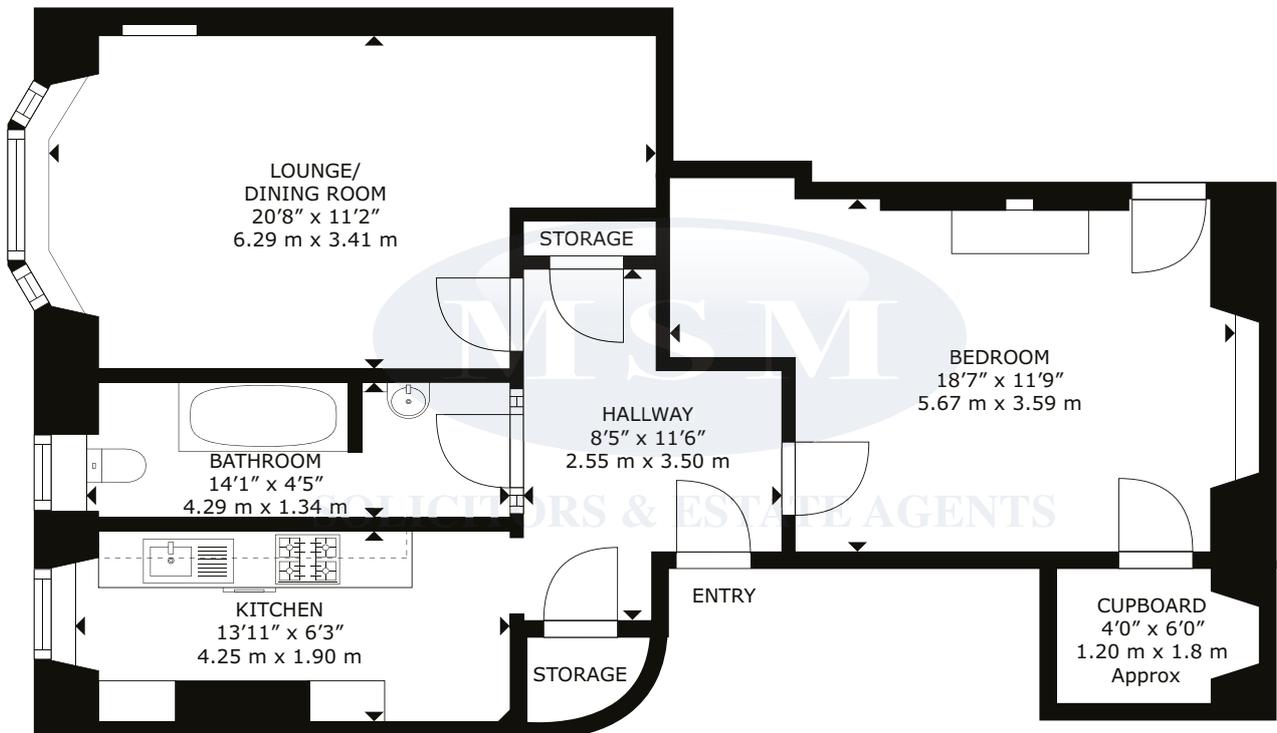
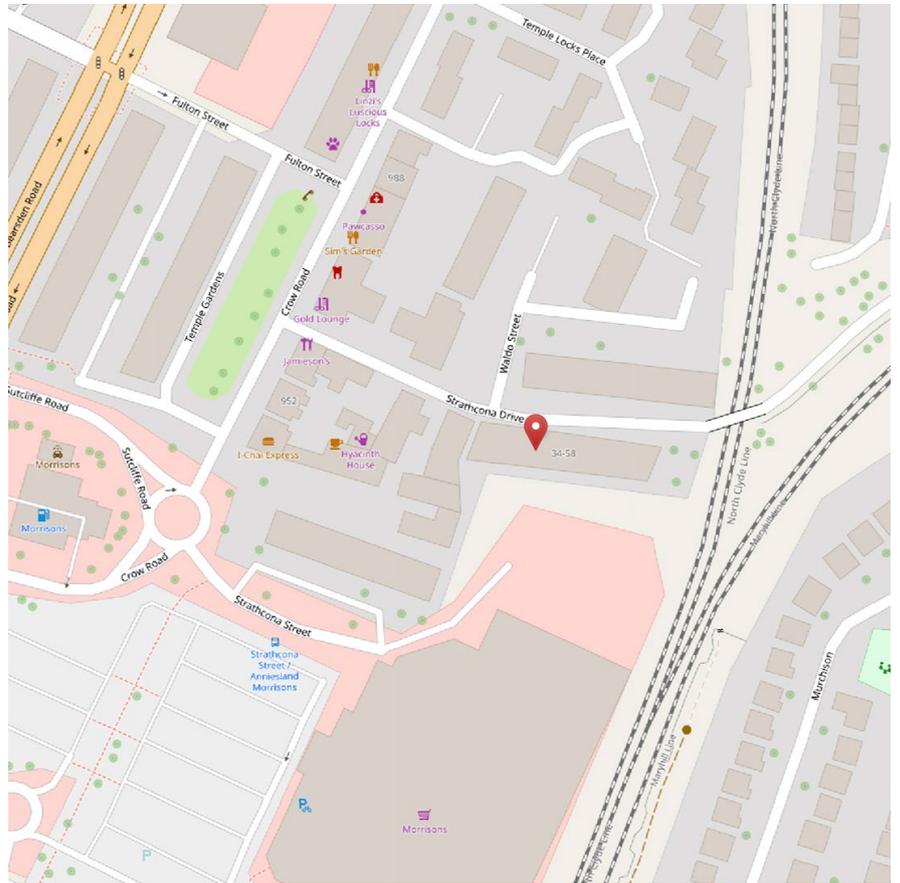
## Travel Directions

Starting from 43 Crow Road, head north on the A739, continuing through Jordanhill and Broomhill towards Anniesland Cross. Proceed straight ahead through the junction, then take the next right onto Strathcona Drive just after Anniesland train station. Follow the road along where number 50 can be found on the left-hand side.

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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.



GROSS INTERNAL AREA  
FLOOR PLAN : 677 sq. ft , 62 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

43 Crow Road, Partick, Glasgow G11 7SH  
Telephone 0141 339 5252, Fax 0141 339 4617

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