



This TERRACED VILLA is situated in a sought after area of Glasgow with the potential to become a wonderful family home. Private front and rear gardens. Gas central heating and double glazing throughout.

**134 GOLF DRIVE, GLASGOW G15 6SU**

**Offers Over: £155,000**

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This TERRACED VILLA is situated in a sought after area of Glasgow with the potential to become a wonderful family home. Private front and rear gardens. Gas central heating and double glazing throughout.

Entrance giving access to all accommodation. Lounge to the front of the property providing great family accommodation and hosting a large window which gives the room a fabulous natural light. Kitchen located to the rear hosting base units providing work and storage. There is also a large walk-in cupboard in the kitchen area providing ample storage space. Access to the generously-sized rear gardens is given from the kitchen.

Carpeted stairwell to upper level. The property consists of two double bedrooms. Bedroom one is located at the front of the property and is a bright room consisting of a storage cupboard which houses the boiler. Bedroom two is to the rear of the property overlooking the rear gardens and hosts storage.

Shower room consisting of w.c., wash hand basin and walk-in shower area.

Locally there is an excellent provision of transport links and shopping and leisure facilities are nearby.

### ACCOMMODATION

Lounge - 4.52m(14'8")x3.50m(11'4")approx.

Kitchen - 4.47m(14'6")x1.90m(6'2")approx.

Bedroom one - 3.50m(11'4")x3.54m(11'6")approx.

Bedroom two - 2.53m(8'3")x3.02m(9'9")approx.

Shower room - 1.73m(5'6")x1.57m(5'1")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.