



PROPERTY
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Brownside Drive
Knightswood
G13 4BN

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Offers Over £135,000

A bright and spacious traditional Lower Quarter Villa with a modernised interior, fresh decoration and gardens to the front and rear.

Brownside Drive is a lovely established location with houses on one side of the road and the other side comprising an open area with grass and mature trees.

The property is traditionally constructed and the building is in very good order including a re-rendered exterior beneath a pitched new concrete tile roof.

At the front, the lower villa has the entire garden area and this has been mono blocked to provide parking for two vehicles and is screened front the front with a mature hedge.

The rear garden is level and consists of a large lawned area with common drying green and further lawn beyond.

The house provides spacious accommodation for the first or second time buyer and the added benefit of its own private front and back door.

The current accommodation extends to entrance hallway with large walk-in storage cupboard to one side and further cupboard beside the bathroom.



Home Report Valuation £150,000

www.onesurvey.org

Council Tax Band C

EPC Rating D



The main public room is an excellent size and has a bay window at the front, where the fireplace was is a neat floating shelf with tv above and at the far side of the room there is ample space for a dining table if required. Fresh decoration including modern flooring and smooth emulsion walls.



The kitchen is a good size and has a range of modern floor and wall storage units with integrated hob, oven and hood. Plumbing for washing machine and dishwasher and ample worktop surface area along two sides. Windows to the rear and door opening directly to the garden.

There are two double bedrooms both of which are in excellent decorative order, including new flooring and new lighting and both have built in wardrobes.

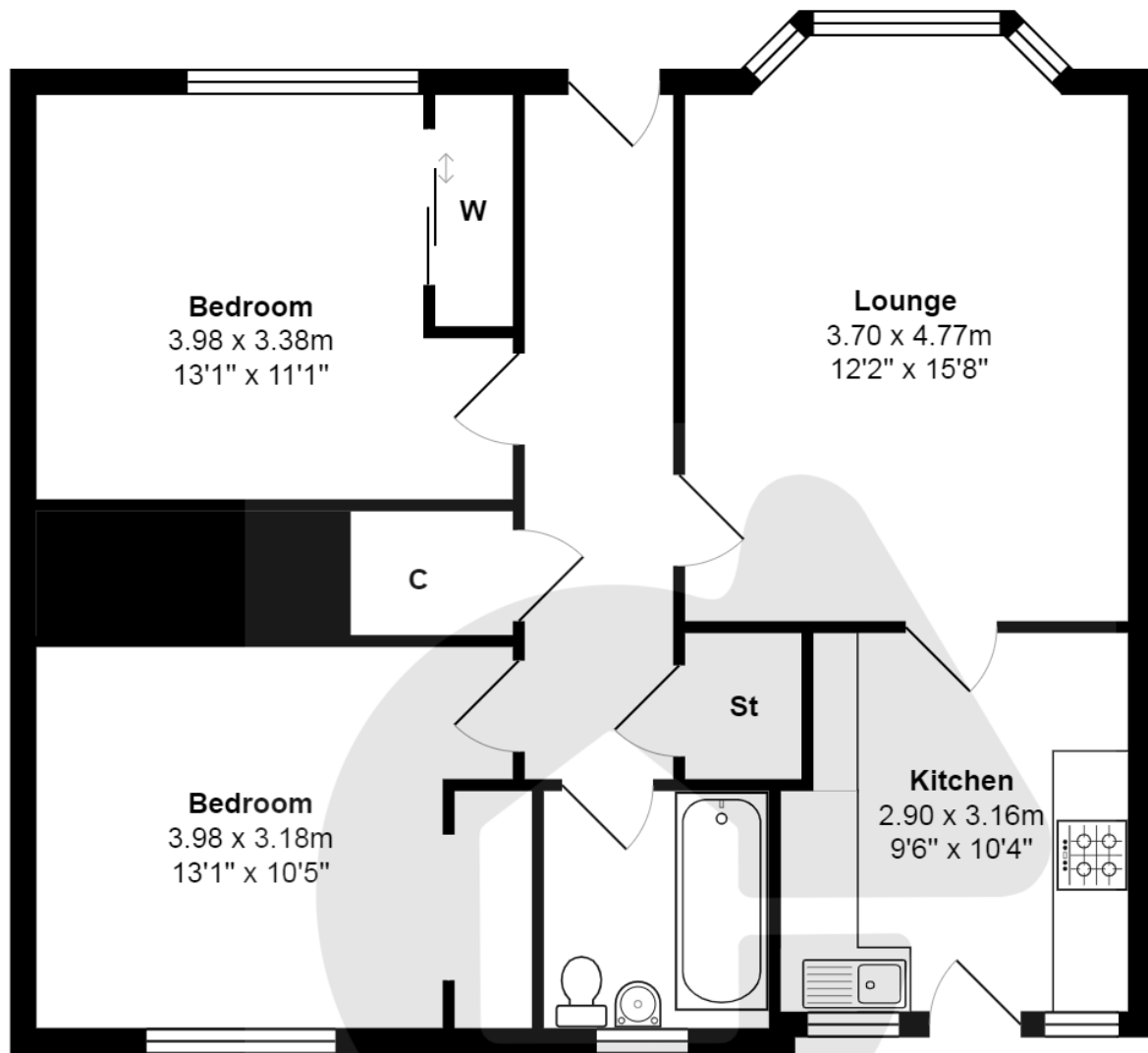
The bathroom was completely fitted to comprise a modern panel bath with wall mounted shower and glass screen, wash hand basin in vanity unit and a modern WC.



The property is heated with gas fire central heating and benefits from PVC double glazing including a modern back and front door.

Vendor Comments

Great property with excellent sized rooms and a really handy location for local shops and transport links.

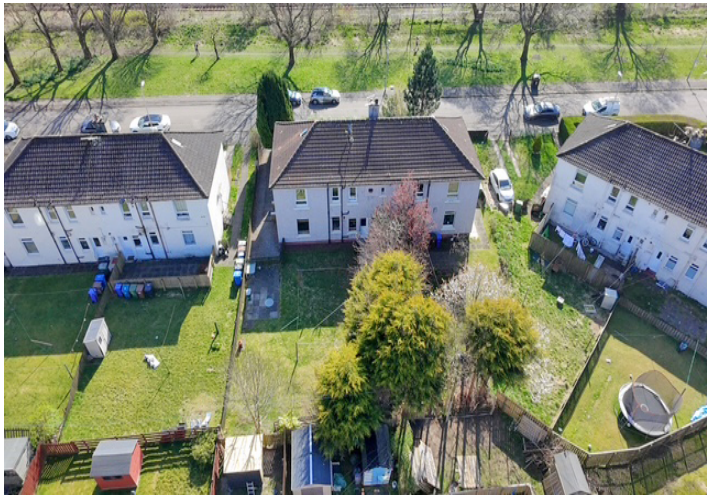


Total Area: 71.7 m² ... 772 ft²

All measurements are approximate and for display purposes only

Location

Brownside Drive lies within a convenient location for access to all local shops including Knightswood Shopping Centre. The property lies in close proximity to Garscadden railway station and there are good road links to the Clydeside Expressway, Clyde Tunnel and M8 motorway network.





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