



35 Midlothian Drive, Glasgow, G41 3QU

Offers Over £320,000



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£320,000**

Number thirty-five is a spacious family mid terraced villa which is situated within the Waverley Park area of Shawlands on Glasgow's south side. The area has excellent links to the city with regular public transport, allowing fast and easy commuting to the city centre. Shawlands has become a fashionable suburb which offers bars, restaurants and shops. Both Queens Park & Pollok Country Park are within close proximity. There are also a number of schools within walking distance

This period three bedroomed, two public room mid terraced villa offers many original features. The property is entered from the front into the vestibule and a further door opens into the hallway. The lounge offers a Bay window to the front and gas fire (which is not operational) Feature alcove area.

The dining room offers a window to the rear garden. Feature alcove. Gas fire (not in operation) A door from the dining room leads into the kitchen which offers white base and wall units with co ordaining marble effect work surfaces and stainless-steel sink. Free standing electric oven and hob. Washing machine and fridge freezer.

Window over looking and door leading to the rear garden. A staircase from the hallway leads to the upper level, mid-level landing gives access to the family bathroom which offers a W.C., wash hand basin, bath and electric shower with side screen. Opaque window to the rear. Storage within the hallway above the bathroom and further storage cupboard and access to the partially floored attic. Bedroom 1 offers a bay window to the front. Bedroom 2 offers a window to the front. Bedroom 3 offers a window to the rear. The cellar is accessed via a door from the hallway cupboard and a trap door within the dining room floor.

The property offers gas central heating and double glazing.

The garden to the front is laid to lawn. The garden to the rear is laid to lawn. A gate gives access to a lane to the rear.





- Mid terraced villa
- Lounge
- Dining room
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Cellar
- Gas central heating
- Double glazing
- Garden to the front and rear

INCLUDED

All fitted carpets, fitted floor coverings, white goods.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: C

FLOOR AREA: 1248.00 SQ FT







Room Sizes

Approximate measurements

Lounge	13'2" x 17'8"
Dining Room	11'9" x 15'9"
Kitchen	7'4" x 12'7"
Bathroom	6'7" x 7'3"
Bedroom 1	11'9" x 17'8"
Bedroom 2	11'5" x 7'4"
Bedroom 3	15'10" x 11'10"



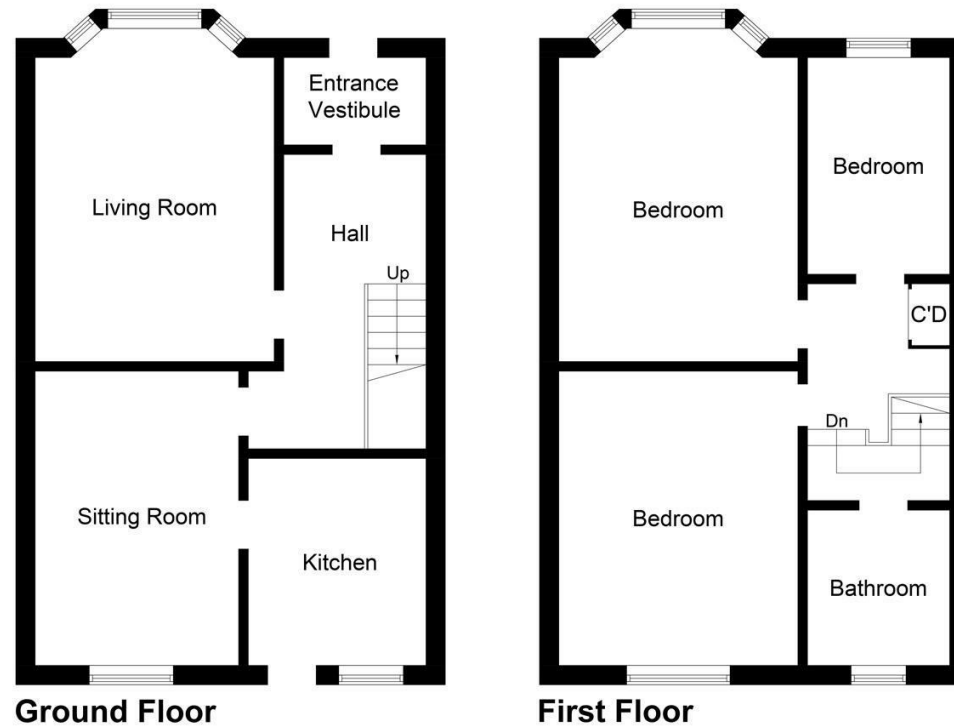


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107558)



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.