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ESTATE AGENCY

6 Bowling Green Road,
Scotstoun, Glasgow G14 9NU

www.cochrandickie.co.uk



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Set in the much sought after conservation area of Scotstoun and directly opposite the Bowling Green (hence the address!) is this Victorian Blonde Sandstone Façade Period Terraced Villa offering fantastic flexible accommodation over three levels.

Upvc outer leaf doors lead to a vestibule and the welcoming broad reception hallway. To the front is the bay window lounge with high ceilings and detailed cornice. To the rear is a separate sitting room that overlooks the courtyard and garden. The hallway continues to a dining kitchen that has ample wall & base units and space for a central dining table for casual dining. Beyond the kitchen is a utility space with storage cupboard off and a door leading to the courtyard and garden.

A carpeted stairwell splits in two with, on the half landing a bedroom and the contemporary style house bathroom that accommodates a bath and separate shower. The stairwell continues to the upper landing where there are

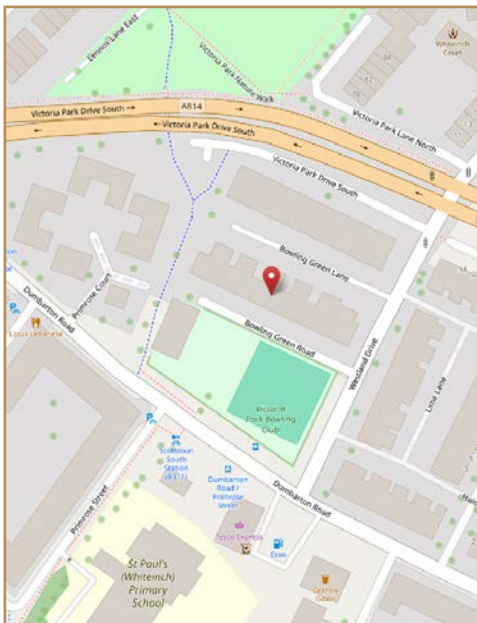
three further bedrooms, two of which are of excellent proportions with the principal having full length wardrobes and open vistas to the Bowling Green.

Externally it is gated to the front garden and the property itself. The private rear garden has the courtyard patio and mature garden with lawn all bordered by timber fencing. There is a gate for access to the rear lane.

The specification includes gas central heating, double glazing and replacement render on the rear of the property.

Bowling Green Road is a rare to the market location and with no through road a quieter locale than the neighbouring Avenues. This location is a popular given its proximity to the West End, City Centre and local Primary School. There is a selection of convenience shopping on Dumbarton Road, outdoor leafy space at Victoria Park and there are leisure activities at Scotstoun Leisure centre.





EPC rating

D

Office
Paisley

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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

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