



168 Everard Drive, Glasgow, G21 1XH

Offers Over £132,500

- Highly Popular Residential Location
- Extended Dining Kitchen Area
- Established Garden Plot, Tiered To The Rear
- EER - D
- Generous Accommodation Over Two Levels
- 3 Spacious Bedrooms
- Front Porch, Driveway, GCH & DG
- Spacious Reception Hallway & Lounge
- Fully Converted Garage Ideal for Home Office
- Close To Local Amenities, Transportation Links & Schooling

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This is a wonderful opportunity to acquire a substantial 3 bedroom, family property, located within a very popular residential location. Modernisation is required however this provides any discerning buyer the luxury of creating a home of their own specification throughout. The garage has also been fully converted and is currently used as an inviting home office. Early viewing will be imperative. EER - D



Council Tax Band: B



Set within the ever-popular area of Colston, this exceptional three-bedroom semi-detached villa on Everard Drive offers a superb opportunity for families and professionals alike, combining generous proportions over two levels. Occupying a substantial plot with private driveway and garden grounds to the front, side and rear, the home immediately impresses and early viewing is strongly advised

Internally, the property requires modernisation throughout, allowing any buyer scope to create a home of their chosen specification. Accommodation comprises, a useful front storm porch, an impressive welcoming entrance hallway and a generous front facing living room. To the rear, the large dining kitchen provides space to create the real hub of the home

The ground floor is further complemented by the shower room. The staircase leads to the upper level, where you will find three well-proportioned bedrooms. Each room offers comfortable accommodation, with the smaller bedroom boasting an ensuite w/c.

Externally, the property continues to impress with expansive garden grounds, perfect for outdoor entertaining, family activities or simply enjoying the space, alongside a generous multi car driveway set within the generous overall plot. The garage has been fully renovated and converted to provide a bright home office area/gym or hobby area, a fabulous benefit to any busy family.

Room Dimensions

Front Porch - 1.89m x 1.52m

Entrance Hallway -

Lounge - 4.58m x 3.70m

Kitchen - 4.58m x 2.75m

Dining Area - 3.76m x 2.76m

Shower Room - 2.18m x 1.77m

Master Bedroom - 3.81m x 3.09m

Bedroom 2 - 4.54m x 3.36m

Bedroom 3 - 3.50m x 3.37m

Ensuite w/c - 1.67m x 0.97m

Converted Garage/ Home Office

Colston itself is a well-established and increasingly popular area to the north of Glasgow city centre, offering a wide range of local amenities including shops, supermarkets, schooling and leisure facilities. Excellent transport links are nearby, with regular bus services and Bishopbriggs train station providing quick and easy access into the city centre and beyond, making this an ideal location for commuters.

Home Report Available on Request

Viewings Strictly By Appointment

EER - D

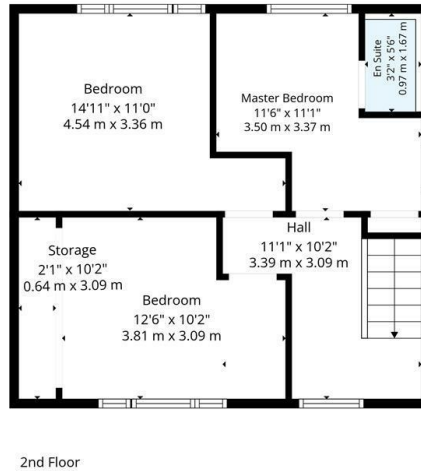
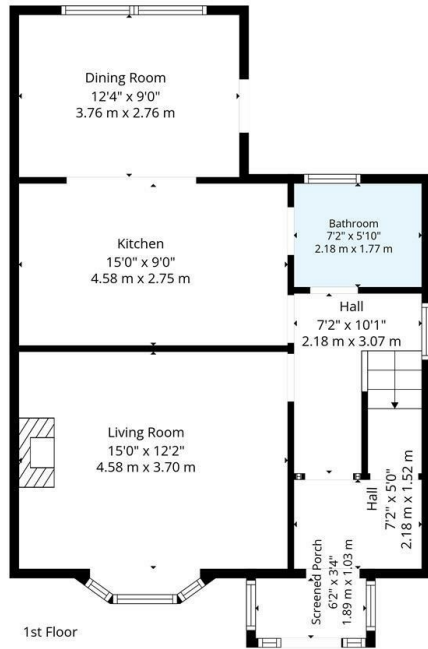


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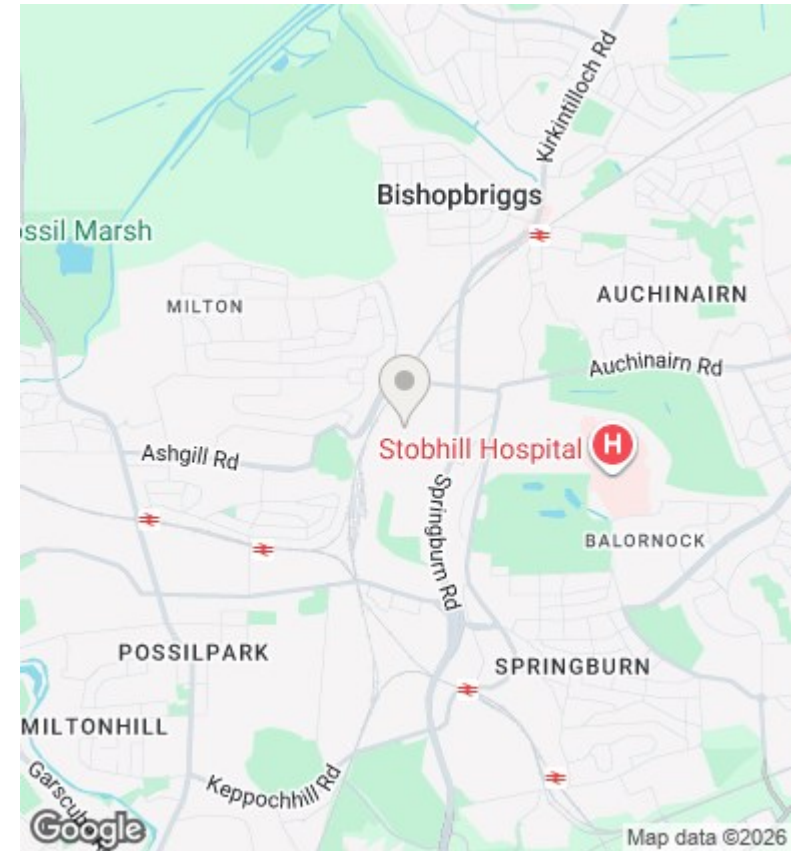
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TOTAL: 1063 sq. ft, 99 m2
 1st floor: 600 sq. ft, 56 m2, 2nd floor: 463 sq. ft, 43 m2
 EXCLUDED AREAS: SCREENED PORCH: 21 sq. ft, 2 m2, BAY WINDOW: 8 sq. ft, 1 m2, STORAGE: 21 sq. ft, 2 m2,
 WALLS: 108 sq. ft, 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	