



Ground Floor Flat
90 Victoria Park Drive South, Whiteinch G14 9NX



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This ground floor flat, which offers well proportioned accommodation presented in walk in condition, forms part of an exclusive modern development situated within a quiet cul-de-sac close to Victoria Park.

The property has it's own private access leading directly into a unique and bright dining hall, off of which are all the other main apartments. There is a spacious lounge with patio doors leading directly to an area of private garden ground. The kitchen is well fitted out with a range of modern fitted base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer as well as an integrated hob, oven and extractor hood.

There are two double sized bedrooms with fitted carpeting and fitted mirrored wardrobes, the master bedroom also offers en suite facilities comprising modern WC, vanity style wash hand basin and shower cubicle. There is also a further shower room with modern 3-piece suite installed comprising WC, wall mounded wash hand basin and walk in shower cubicle.

The property further benefits from having double glazing and gas central heating installed. Externally there is an area of private garden ground located to rear, mainly laid in lawn with a slabbed patio area adjacent to the building directly accessed from the lounge via the patio doors. Mature hedgerow, shrubs and trees provides privacy and there is also a private parking space provided within the development car park.

The property occupies a quiet position at the head of a cul-de-sac, conveniently located for accessing a range of local shops which provide for everyday needs and requirements. More extensive shopping facilities, including Morrisons and Sainsbury's supermarkets, are available within nearby Partick.

There are excellent public transport links serving the area, with regular bus and rail services to surrounding districts including the heart of the West End with it's popular bars and restaurants as well as further afield to the City Centre.

There are excellent recreational facilities nearby. In particular, the property is located immediately adjacent to Victoria Park, which offers a range of outdoor activities, whilst Scotstoun Stadium and Leisure Centre is also within walking distance. In addition, the Clydeside Expressway and the Clyde Tunnel are a short drive away offering easy commuting to the City Centre by car as well as links with the M8 and M74 motorways, access to Glasgow Airport and access to the central belt and beyond.

MEASUREMENTS

DINING HALL

21'1" x 8'9"

LOUNGE

17'11" x 15'0"

KITCHEN

11'4" x 8'0"

BEDROOM ONE

16'7" x 13'10"

EN SUITE

11'1" x 5'11"

BEDROOM TWO

13'10" x 9'10"

SHOWER ROOM

7'3" x 6'8"

EPC

Band "C"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

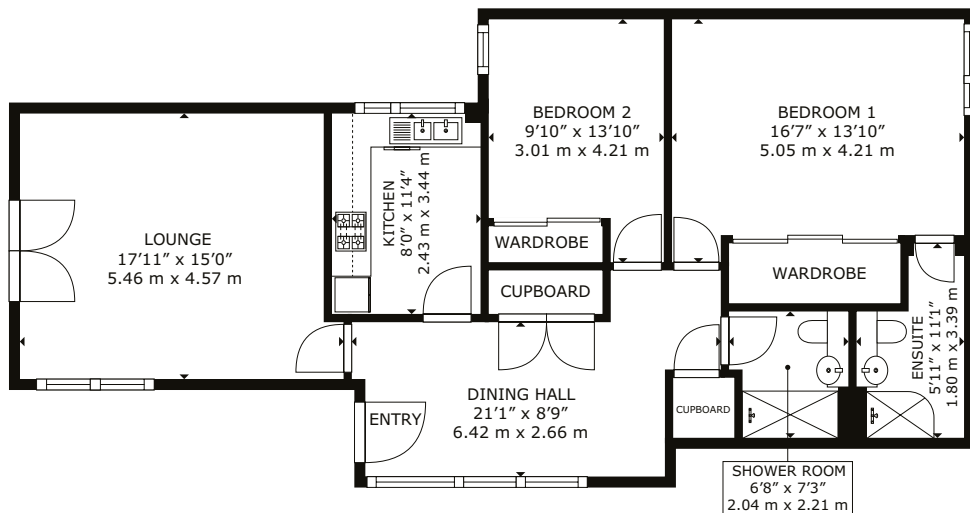


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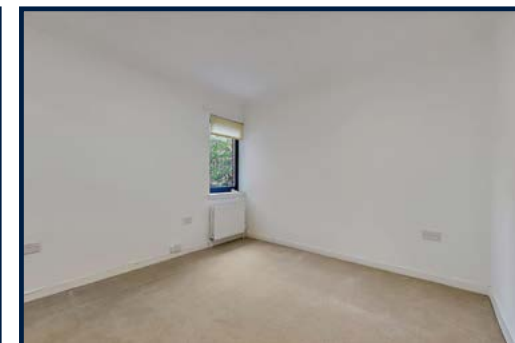
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GROSS INTERNAL AREA
FLOOR PLAN : 1,105 sq. ft., 103 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd



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