



**SOLICITORS & ESTATE AGENTS**



**Main Door Ground Floor Flat  
Flat 0/2 318 Churchill Drive, GLASGOW, G11 7HD  
Offers Over £199,995**



**VIEWING**

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

This spacious two bedroom ground floor flat offers generously proportioned accommodation within a convenient and well connected Glasgow West End location. The property is accessed through its own private front door, providing an added sense of privacy and independence.

Internally, the accommodation would benefit from a degree of modernisation, presenting an excellent opportunity for a purchaser to introduce their own style and create a comfortable home tailored to their individual tastes. With generous room sizes, practical storage and a flexible layout, the property provides an appealing foundation for future improvement. The private entrance opens into the reception hallway, which provides access to the principal apartments and offers space for everyday outerwear and household belongings.

A particular feature of the home is the impressive living and dining room. This spacious apartment provides plenty of room for a comfortable lounge arrangement as well as a separate dining area, making it ideal for relaxing, entertaining guests and enjoying family meals. The kitchen is fitted with a good selection of wall mounted and floor standing storage units, together with ample worktop space for food preparation. The room offers a practical layout with excellent storage and plenty of scope to be adapted to suit the needs of the new owner.

There are two well proportioned bedrooms, both offering space for freestanding furniture. The second bedroom benefits from fitted wardrobes, providing valuable storage while allowing the remaining floor space to be used effectively. The bathroom features practical wet wall panelling, creating an easily maintained finish, and completes the accommodation.

The property benefits from gas central heating and uPVC double glazing, helping to provide warmth and comfort throughout the year. Further storage is available within a small private outdoor storage area. Residents have access to shared garden grounds, providing useful outdoor space for relaxation and drying laundry. On street parking is available within the surrounding area.

Churchill Drive is conveniently positioned within Glasgow's popular West End, close to Jordanhill, Broomhill, Scotstoun and Partick. A range of local shops, supermarkets, cafes and everyday amenities can be found around Crow Road, Dumbarton Road and the surrounding districts. Jordanhill railway station is situated nearby and provides convenient services towards Glasgow city centre and surrounding areas. Regular bus connections are also available, while access to the Clydeside Expressway and nearby road networks makes the location suitable for commuters travelling throughout Glasgow and beyond. Victoria Park is within easy reach and offers attractive green space, walking routes and recreational facilities. The wider West End provides an excellent selection of restaurants, coffee shops, independent businesses and leisure facilities, with Hyndland, Byres Road and Partick all readily accessible.

Offering excellent room sizes, a private entrance and significant potential for personalisation, this appealing ground floor flat is likely to attract first time buyers, downsizers and investors seeking a well located property within Glasgow's West End.

## EPC Rating

F

## Measurements

<u>Entry</u>	4'11 x (1.51m) x 7'9 (2.35m)
<u>Lounge</u>	12'1 (3.69m) x 17'2 (5.23m)
<u>Dining Room</u>	10'1 (3.06m) x 6'7 (2.01m)
<u>Kitchen</u>	8'8 (2.65m) x 9'0 (2.75m)
<u>Bedroom 1</u>	14'1 (4.29m) x 11'1 (3.38m)
<u>Bedroom 2</u>	10'2 (3.11m) x 10'8 (3.25m)
<u>Bathroom</u>	6'11 x (2.11m) x 6'0 (1.84m)
<u>Hallway</u>	5'0 x (1.51m) x 5'8 (1.72m)



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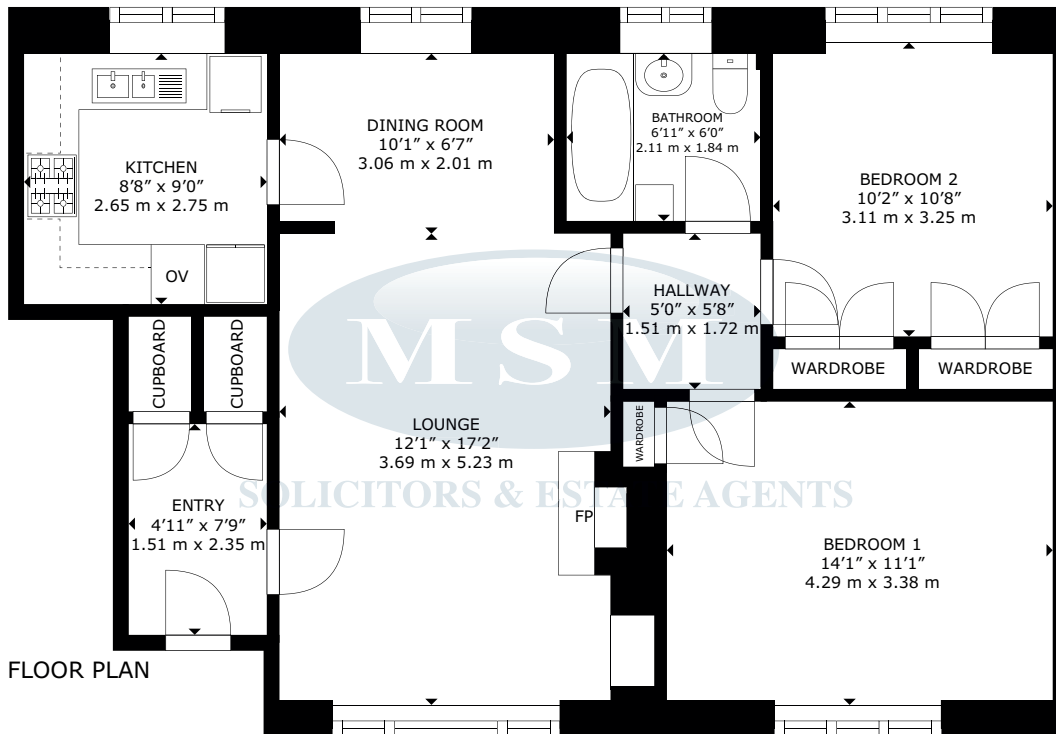
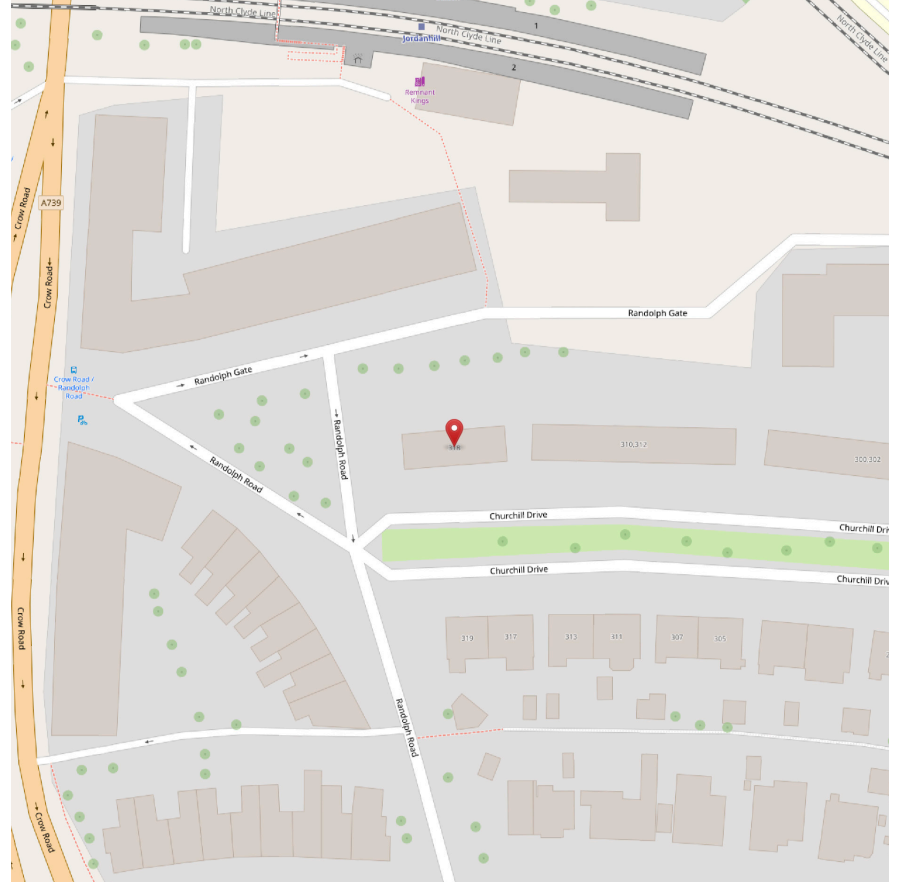
## Travel Directions

From MSM at 43 Crow Road, travel north along Crow Road and continue through Broomhill. Turn left onto Randolph Road, then turn right onto Churchill Drive. Continue along Churchill Drive, where number 318 can be found on the right hand side. For satellite navigation, use postcode G11 7HD.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
FLOOR PLAN: 839 sq. ft., 78 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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Telephone 0141 339 5252, Fax 0141 339 4617

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