



SEMI VILLA

104 DRUMOVER DRIVE
TOLLCROSS
G31 5RP



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DEVELOPMENT OPPORTUNITY! Substantial sandstone SEMI VILLA situated adjacent to Tollcross Park and just a short walk to Tollcross Road. Requiring extensive refurbishment throughout, the property offers a flexible layout over two levels and still benefits from original features to include ornate plasterwork and stained glass windows. The property also has the potential for division to form two separate properties, subject to obtaining the relevant Local Authority consents.

Entrance porch, reception hall with walk-in cloaks cupboard with stained glass windows, 21' period lounge with broad bay window and extensive ornate plasterwork, living room, dining room with deep recessed storage cupboard extending below stairs, kitchen with pantry storage cupboard, bathroom.

First floor: 21' original drawing room (bedroom one) with extensive ornate ceiling plasterwork, three further double bedrooms and shower room.

The property is set amidst extensive private gardens.

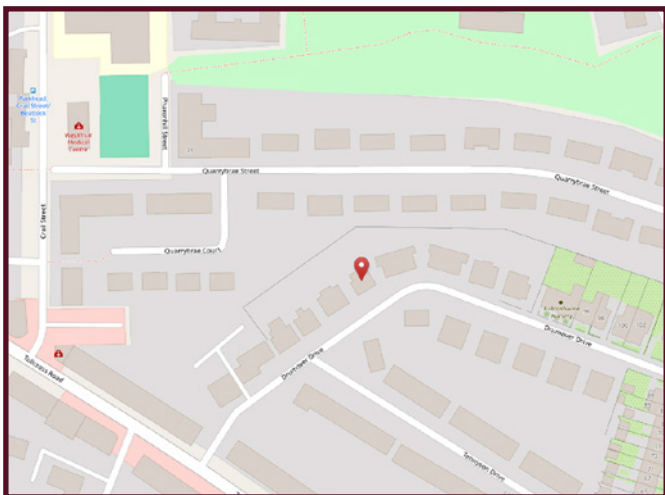
The property is adjacent to Tollcross Park with its own sport and leisure centre, nearby Tollcross Road and Shettleston Road with excellent public road and rail transport, a few minutes from the Forge shopping centre, Aldi and a large Tesco at Shettleston and access to the motorway.

Measurements

LOUNGE	21'0 (6.40m) x 13'10 (4.24m)	FIRST FLOOR	
LIVING ROOM	13'0 (3.95m) x 11'5 (3.49m)	DRAWING ROOM (BEDROOM ONE)	
DINING ROOM	12'9 (3.90m) x 10'10 (3.32m)	BEDROOM TWO	21'0 (6.40m) x 13'10 (4.24m)
BATHROOM	10'0 (3.05m) x 3'10 (1.19m)	BEDROOM THREE	12'8 (3.86m) x 10'8 (3.25m)
KITCHEN	14'2 (4.33m) x 9'0 (2.75m)	BEDROOM FOUR	12'1 (3.70m) x 10'5 (3.18m)
		SHOWER ROOM	10'10 (3.31m) x 10'5 (3.18m)
			8'3 (2.52m) x 5'0 (1.53m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Traveling west along Tollcross Road from the junction with Wellshot Road (Tollcross Park on right), at the end of the park turn right onto Muiryfauld Drive second left onto Drumover Drive and number 104 is the second house on right.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

F

Council Tax

Band E.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars 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.



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