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Terraced House

1252 Dumbarton Road, Glasgow, G14 9PU

Offers Over £255,000







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Attractively decorated and generously proportioned traditional MID TERRACE VILLA within established and sought after residential high amenity district. The property offers a flexible layout formed over two levels. Twin double glazed outer doors onto entrance vestibule, double glazed front door onto reception hall with dado rail and decorative corning, impressive bay window lounge with regency style fireplace and ornate decorative corning, semi open plan to adjacent living room with Victorian cast iron fireplace with tiled inlay and deep recessed cupboard extending below stairs (near 29' overall depth of both apartments), fully fitted breakfasting kitchen overlooking rear garden and comprising floor and wall mounted polished white veneer fronted units with complimentary work tops and splash back, tiled floor finish and integrated oven, hob and hood, garden room with full height windows with French doors onto rear garden (currently used as a dining room). First floor: generously proportioned landing at three quarter landing level and comprising modern four piece suite to include a separate shower cubicle, full height tiling around walls and floor. Large main bedroom to front with built-in fitted wardrobes to one wall, additional double to rear. The specification includes gas central heating and double glazing. Easily maintained gardens. Single car garage to rear with access from rear service lane. Enjoying a wide and varied range of shopping nearby including a Tesco Express, the property enjoys ease of access to the West End, City Centre, Clyde Tunnel and Expressway etc. Nearby Victoria Park and Scotstoun Sports & Leisure Centre. • Mid Terrace Villa • Period style bay lounge • Living room • Garden room (dining) • 2 double bedrooms • 4 piece bathroom • Gas central heating/double glazing • Single car garage Viewings by appointment with Ian C McCarthy, Solicitors, 905 Shettleston Road, Glasgow, Tel 0141 763 1366



Room Dimensions

Living Room	3.87 m x 3.77 m / 12'8" x 12'4"
Lounge	4.65 m x 3.77 m / 15'3" x 12'4"
Kitchen	3.47 m x 2.19 m / 11'5" x 7'2"
Bedroom 1	4.61 m x 4.41 m / 15'1" x 14'6"
Bedroom 2	3.43 m x 3.26 m / 11'3" x 10'8"
Bathroom	3.50 m x 2.25 m / 11'6" x 7'5"
Dining Room (Garden Room)	3.77 m x 2.56 m / 12'4" x 8'5"

Entry

Insert Entry Info Here

Viewing

Tel: 0141 763 1366

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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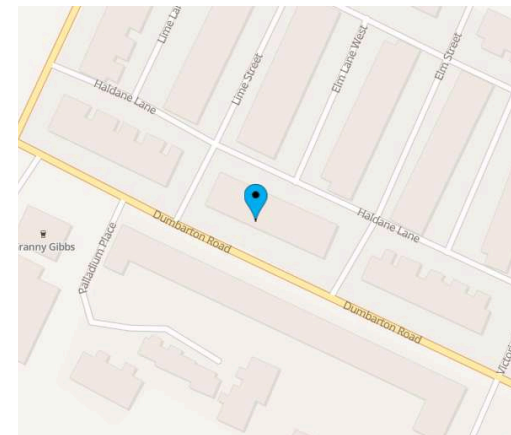
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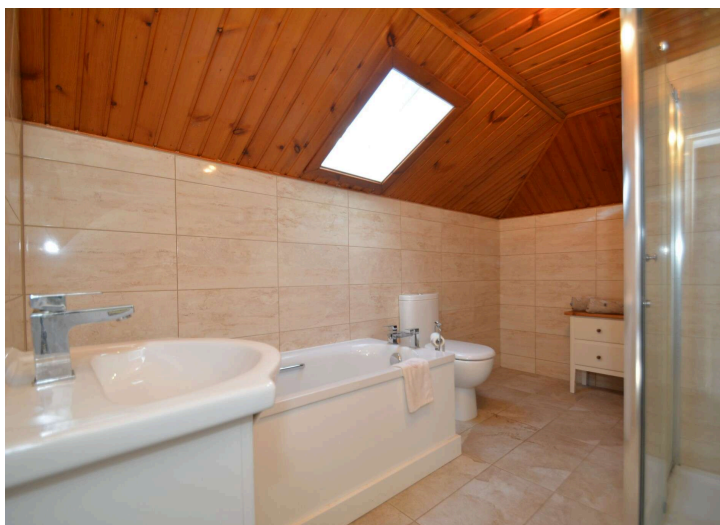






Travel Directions

Travelling east along Dumbarton Road from the mini roundabout at the junction with Victoria Park Drive South, continue past the Tesco filling station on right and number 1252 is further along on left just opposite the Barclay Medical Practice.



Ref: E507463



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