



# 33 HOLEHOUSE DRIVE

Glasgow, G13 3HA



1

Public Room



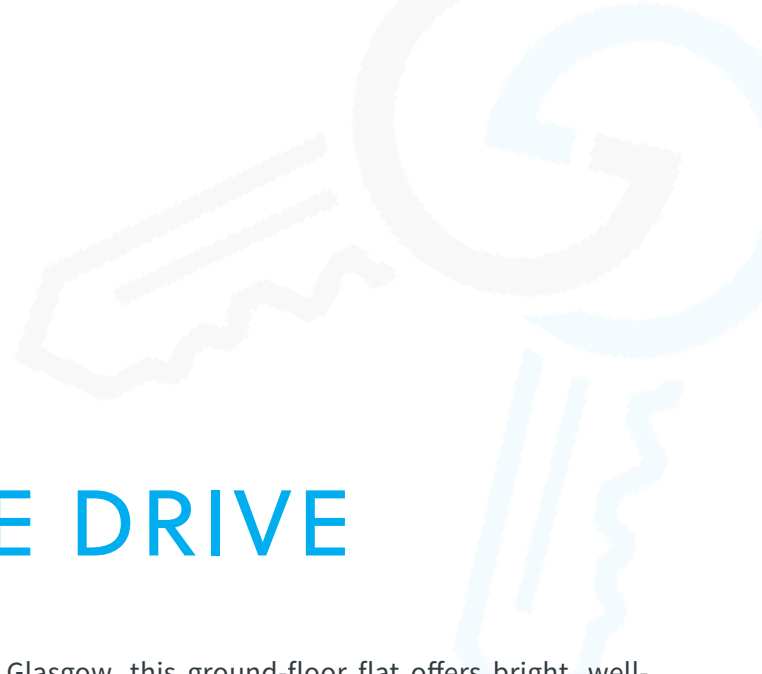
2

Bedrooms



1

Bathroom



## 33 HOLEHOUSE DRIVE

Set within a well-established residential area of Glasgow, this ground-floor flat offers bright, well-proportioned accommodation with private gardens and a highly convenient setting. Now requiring redecoration and cosmetic upgrades to unlock its true potential, the home features a spacious living/dining room with press storage, a kitchen with rear access, and two comfortable double bedrooms with a sunny position, alongside a practical wet room and useful hallway storage. A private entrance and outdoor drying area complete the appealing property.

33 Holehouse Drive enjoys proximity to supermarkets, local shops, green spaces, and excellent bus and rail links, providing easy access across Glasgow and beyond. Combining comfortable accommodation with a well-connected location within commuting distance of the city centre, it is well-suited to first-time buyers, downsizers, and investors alike.







**D**  
EPC  
RATING

**C**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Spacious two-bedroom ground-floor flat
- Near excellent amenities, supermarkets, bus/ rail links and green space
- Private main entrance
- Exciting scope for cosmetic upgrades
- Entrance vestibule and hall with storage
- Spacious living/dining room with press storage
- Kitchen with rear access
- Two south-facing double bedrooms (one with a built-in wardrobe)
- Convenient wet room
- Private gardens with a drying area
- On-street parking
- Gas central heating







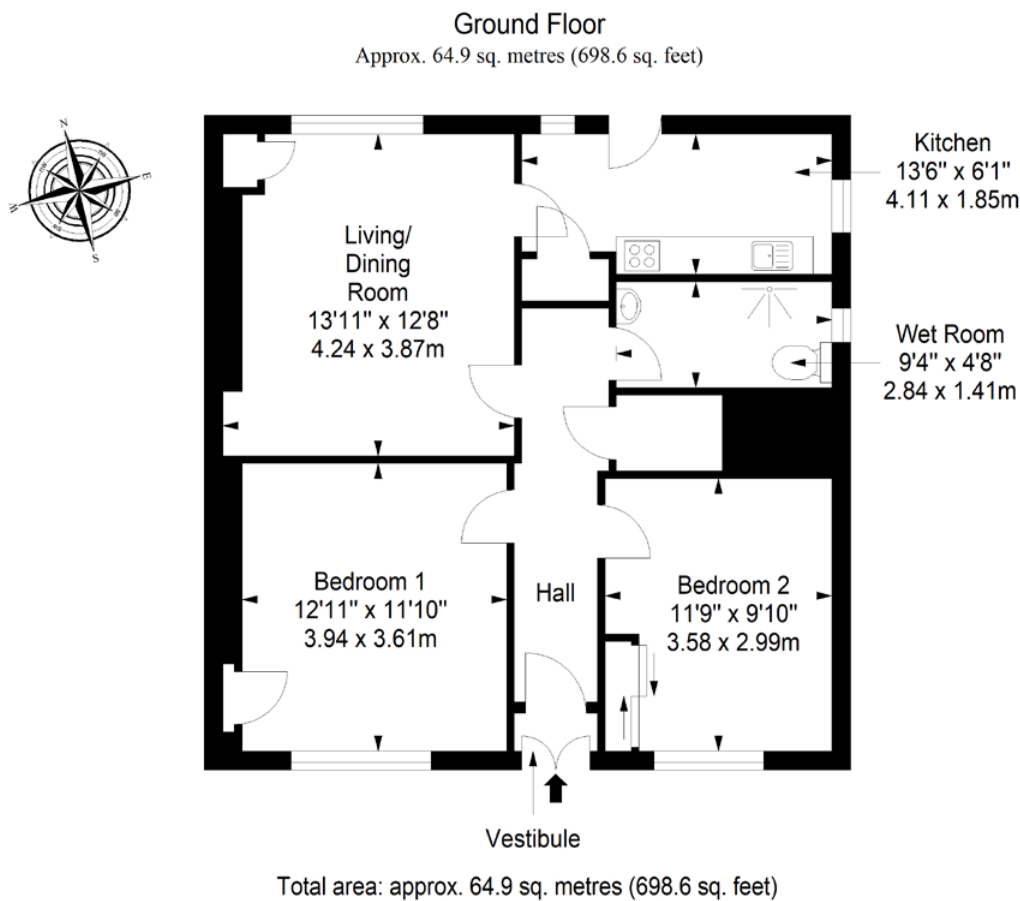


Extras: All fitted floor and window coverings, and light fittings are included in the sale.



# WEST END

Regarded as the hub of the West End, Byres Road provides a vibrant mix of eclectic shopping, trendy bars and eateries and is the focal point of the annual West End Festival, whilst the cobbled alley of Ashton Lane hosts one of Glasgow's most vibrant nightlife and culinary scenes and is home to the iconic Grosvenor Cinema. Culturally rich, the West End is defined by a number of renowned institutions, including the Kelvingrove Art Gallery and Museum and Glasgow University's Hunterian Museum, whilst outdoor recreation is taken care of by the iconic Botanic Gardens, scenic Kelvingrove Park and the beautiful Kelvin Walkway. The area is well served by local amenities and convenience shopping provided by Waitrose and Marks & Spencer, whilst regular public transport provides swift access around the city. Enjoying proximity to excellent motorway and rail links and within easy reach of Glasgow International Airport, this well-connected district represents an excellent commuter base. The area boasts highly regarded primary and secondary schooling with private options available at The Glasgow Academy, Kelvinside Academy and St Aloysius' College. Situated on University Avenue, just off Byres Road, Glasgow University provides world-class further education.



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