



End Terrace Villa
11 Aberuthven Drive, Mount Vernon G32 9DG



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This modern 2 bedroom end terrace villa, offers well presented accommodation, private garden ground and a driveway with car port.

The property is accessed from front via a part glazed entrance door and small hallway leading directly to a spacious lounge featuring contemporary timber effect flooring and a handy walk in under stair storage cupboard. The kitchen, which is accessed off the lounge, is well fitted out with a range of modern fitted storage units, incorporating worktop surface areas, stainless steel sink and drainer. There is also a built in hob and oven as well as space for additional appliances. The upper floor is accessed directly from the lounge via a carpeted staircase. There are two double sized bedrooms, both with the same feature floor coverings as the lounge. One of the bedrooms has a fitted mirrored wardrobe, whilst the other has a high level cupboard/ wardrobe. There is a shower room with contemporary 3-piece white suite installed comprising WC, pedestal wash hand basin and shower cubicle.

The property benefits from having gas central heating and double glazing, whilst externally there is an area of open plan private garden ground to front, mainly laid in lawn. There is a further enclosed area of private garden ground to the side of the property and there is a driveway / car port providing off street parking.

Forming part of a modern residential pocket within the popular Mount Vernon district to the east of Glasgow, the property is convenient for access to a host of nearby local amenities, whilst also being a short drive from more extensive shopping and leisure facilities in the Glasgow Fort. The property is well located for accessing the national motorway network via the nearby M74 whilst Mt Vernon railway station provides regular services to the city centre.

MEASUREMENTS

ENTRANCE HALL

LOUNGE

KITCHEN

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

12'11" x 12'7"

11'7" x 5'5"

12'6" x 8'9"

9'1" x 8'9"

6'5" x 5'8"

EPC

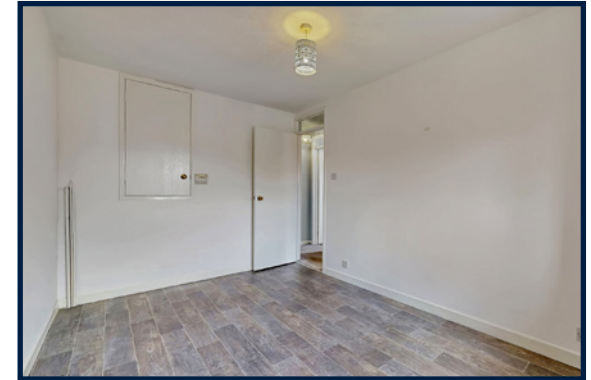
Band "C"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

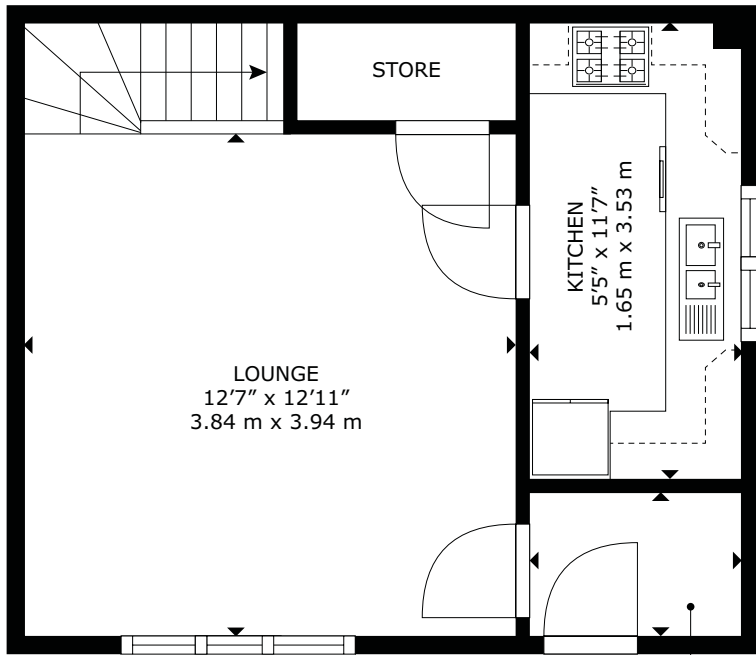


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.



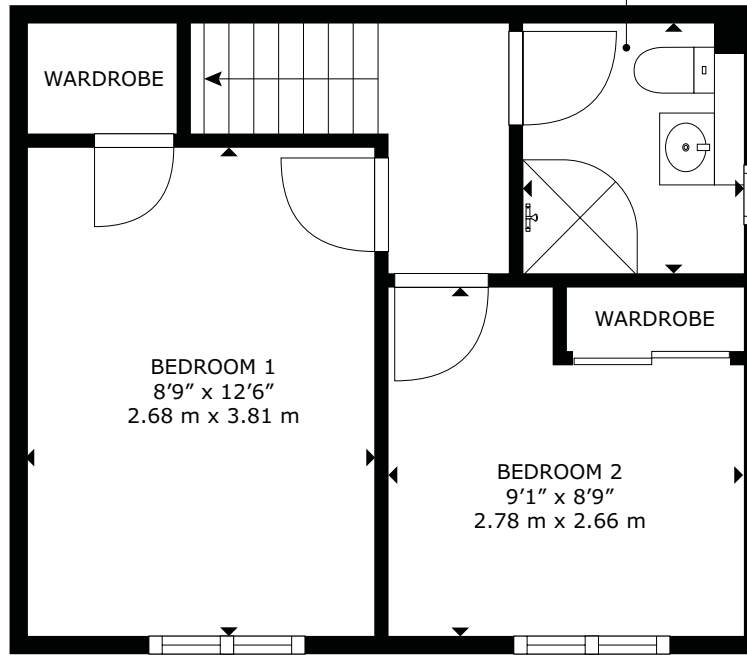
McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



GROUND FLOOR

ENTRY
5'5" x 3'7"
1.65 m x 1.10 m



FIRST FLOOR

SHOWER ROOM
5'8" x 6'5"
1.73 m x 1.97 m



GROSS INTERNAL AREA
GROUND FLOOR : 280 sq. ft , 26 m² · FIRST FLOOR : 280 sq. ft , 26 m² ·
TOTAL AREA : 560 sq. ft , 52 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans [🏠](#)



Waterloo Chambers, 19 Waterloo Street, Glasgow G2 6AH
Tel: 0141 248 6178



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS