



1/2, 8 Victoria Park Drive South,
Whiteinch, Glasgow G14 9RN

Guide Price £125,000



This attractive 2 bedroom flat occupies a preferred 1st floor position within a traditional sandstone tenement, offering open aspects to front towards Victoria Park.

The property is accessed from a shared landing via a small vestibule with double timber external storm doors and internal timber and frosted glazed door. The hallway, which benefits from having a large walk in storage cupboard, provides direct access to all apartments. The spacious lounge to the front of the property has a bay window offering open aspects towards adjacent Victoria Park. The lounge also has ornate coving and centre rose, solid wood flooring and a feature cast iron fireplace with glazed tile inset and gas living flame fire. The kitchen is located to the centre of the flat being part open plan to the lounge. A range of contemporary fitted base and wall storage units are installed with worktop surface areas, stainless steel sink and drainer. There is also an integrated hob, oven, extractor hood, fridge, freezer and dishwasher as well as plumbing for an automatic washing machine.



Further Detail

The property has two double sized bedrooms, the master bedroom to front having a double glazed window offering similar open aspects as the lounge, whilst the rear bedroom overlooks communal garden ground. Both bedrooms have fitted carpeting and central heating radiators with the rear bedroom having a cupboard housing the central heating boiler. The bathroom has a modern 3-piece suite installed comprising low level WC, vanity style wash hand basin with storage below and twin hand railed panelled bath with 'Triton' power shower and fitted folding shower screen installed.

The property further benefits from having modern upvc double glazing and gas central heating operating through a combination boiler. The building is protected by a security entry system, whilst externally there are well maintained communal gardens to rear, mainly laid in lawn and offering shared drying facilities.

The property occupies a popular location, extremely convenient for a range of local shops providing for everyday needs and requirements, with more extensive shopping, including Morrisons and Sainsbury's supermarkets, available within nearby Partick.

There are excellent public transport links serving the area, with regular bus and rail services to surrounding districts including the heart of the West End with it's popular bars and restaurants and further afield to the City Centre. There are also excellent recreational facilities nearby. In particular, Scotstoun Stadium and Leisure Centre is within walking distance. In addition the Clydeside Expressway and the Clyde Tunnel are a short drive away offering easy commuting to the City Centre by car as well as links with the M8 and new M74 motorways, access to Glasgow Airport and access to the central belt and beyond.

Accommodation

Entrance Hall	
Lounge	19'9" x 12'6"
Kitchen	8'6" x 7'6"
Bedroom 1	15'0" x 9'6"
Bedroom 2	12'6" x 12'3"
Bathroom	13'9" x 5'2"



Floor plans are indicative only - not to scale.



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Viewing

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Entry Date

Negotiable

Home Report

A Home Report is available for this property with a valuation of £125,000

Energy Performance Certificate

The EPC Rating for the property is C

Travel Directions

Proceeding west along the Clydeside Expressway, take the exit immediately before the Clyde Tunnel exit and at the roundabout at the end of the slip road take the second exit onto Dumbarton Road (signposted 'Whiteinch'). Continue over the tunnel approach road turning right into Haylynn Street and right again, following the road round into Victoria Park Drive South, where number 8 is located on the left hand side.

