



PROPERTY WITH CHARACTER



**51 ESSEX DRIVE JORDANHILL**

## 51 ESSEX DRIVE JORDANHILL GLASGOW G14 9LZ

Situated in the highly desirable List One Jordanhill School catchment area this rarely available red sandstone end-terrace villa offers five versatile apartments over two levels. The interior is comfortably proportioned and includes a bay windowed lounge, an adaptable formal dining room, three bedrooms a modern kitchen and a three piece bathroom. We would also highlight the added bonus of a private cellar area accessed from an external door in the rear elevation. The property enjoys a commanding elevated position to the rear and boasts a pleasant outlook over the rooftops of Victoria Park Drive North and over to the nearby Victoria Park. While a degree of upgrading is required this is a rarely available family home and offers tremendous potential.

This sought-after West End location also offers residents convenient access to local shopping together with excellent road and public transport links and the nearby Victoria Park is an enviable first class outdoor amenity for local residents'.

### ACCOMMODATION

Entrance porch with side window  
Reception hall with under stair storage cupboard  
Main lounge with three section bay window to the front, focal point fireplace and stained/leaded glass in the upper sections of the sash and case windows  
Dining room with window to the rear  
Modern fitted kitchen with window to the rear and back door to the garden  
Bedroom one with window to the front  
Bedroom two with window to the rear  
Bedroom three with window to the front  
Modern bathroom with electric shower over the bath  
Gas central heating  
Private gardens to the front and rear  
Private cellar area accessed from an external door in the rear elevation

### SITUATION

51 Essex Drive is a desirable Jordanhill address at the foot of Eastcote Avenue. It is within List 1 Jordanhill school catchment area and is close to Jordanhill station and Crow Road. It is handy for local shops, Broomhill and Anniesland and is convenient for Byres Road, the Clyde Tunnel and Glasgow City Centre. Nearby hospitals include Gartnavel General and the Queen Elizabeth university hospital.

### TRAVEL DIRECTIONS

From our Byres Road office travel north to the first set of traffic lights. Turn left into Highburgh Road and continue into Hyndland Road. Turn left at traffic lights into Clarence Drive, continue down under the Railway Bridge and then follow up to Broomhill Cross. Turn right and follow Crow Road. At the next set of traffic lights turn left into Victoria Park Gardens South. Continue through the next set of lights into Victoria Park Drive North and second right into Tudor Road. At the junction turn left into Essex Drive where number 51 is along on the left hand side.



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### FULL PROPERTY ADDRESS

51 Essex Drive  
Jordanhill  
Glasgow  
G14 9LZ

### OUTGOINGS

Glasgow City Council  
Tax Band F  
EER band: D

### FIXTURES & FITTINGS

Only items specifically mentioned in the particulars of sale are included in the sale price.

### SERVICES

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

### VIEWINGS

By appointment through  
Rettie West End LLP,  
115 Byres Road  
Glasgow G11 5HW  
Telephone 0141 341 6000

### IMPORTANT NOTICE

The accuracy of this brochure is believed to be correct and it does not form part of a contract. Please visit our website for full terms and conditions of sale.

### PROPERTY REFERENCE

GWE180758

This property and other properties offered by Rettie West End LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.tlo.co.uk](http://www.tlo.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com).



Please Note: Floorplans are for illustration only and may not be to scale and measured at widest points.



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