



PROPERTY WITH CHARACTER



**67 VICTORIA PARK DRIVE NORTH JORDANHILL, GLASGOW**



## 67 VICTORIA PARK DRIVE NORTH JORDANHILL, GLASGOW G14 9PJ

This deceptively large, end terraced seven apartment (four bedrooms and three public rooms) family home is situated in prime Jordanhill catchment and offers tremendous potential. There is also a fabulous, converted attic area.

Requiring general modernisation, this larger style traditional red sandstone end terraced villa has an enviable south facing position and has the notable advantage of being located within Jordanhill School List 1 Catchment. The spacious accommodation is formed over three levels and extends to seven principles apartments of four bedrooms, a fabulous bay windowed lounge with aspects to the front, an adaptable sitting room and a formal dining room. In addition, there is a dining kitchen, a useful utility room, downstairs WC, a four piece bathroom and a large attic space.

Externally the property occupies a substantial plot with well maintained front, side and rear gardens and we would also highlight the added bonus of a detached brick built garage to the rear of the property and an adjacent parking space.





## ACCOMMODATION

Storm door entrance vestibule; reception hall with under stair storage cupboard and staircase to upper level; fabulous front lounge with four section bay window, additional window to side and focal point fire place; adaptable sitting room with four section bay window to the side, shelved press and focal point fireplace; dining room with window to the rear; generous dining kitchen with three window to the side and a range of base and wall units; utility room off kitchen with direct access to the rear of the property; downstairs WC; bedroom one with four section bay window to the front and additional window to the side; bedroom two with two section window to the side and shelved press; bedroom three with two windows to the side; bedroom four with window to the front; four piece bathroom comprising bath, over bath shower, toilet, bidet and his and her wash hand basins; staircase from first floor landing to attic space with generous eaves storage and Velux window to the front. The property has gas central heating, double glazing, well presented gardens to the front and side and a detached garage to the rear.

## SITUATION

67 Victoria Park Drive North occupies a prominent position and is directly opposite Victoria Park. The property is adjacent to local public transport and is a short distance from Westland Drive and Balshagray Avenue. There are local shops on Crow Road at Broomhill and there are train stations at Hyndland and Jordanhill. The property is close to the Clyde Tunnel, Byres Road and there is easy access into the City Centre. Victoria Park is within 5 minutes' walk of Scotstoun Leisure Centre. The house is also within easy reach of the Queen Elizabeth University Hospital accessed via The Clyde Tunnel.

## TRAVEL DIRECTIONS

From our Byres Road office travel north to the 1st set of traffic lights. Turn left into Highburgh Road and continue onto Hyndland Road. Turn left at the traffic lights onto Clarence Drive, proceed down under the bridge and follow up to Broomhill Cross. Turn right onto Crow Road, proceed along through the pedestrian lights and then turn left at the next set of traffic lights into Victoria Park Gardens South. Proceed down to the traffic lights, go straight across into Victoria Park Drive North, continue along passing the park on the left and number 67 is along on the right.



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## FULL PROPERTY ADDRESS

67 Victoria Park Drive North  
Jordanhill  
Glasgow  
G14 9PJ

## OUTGOINGS

Glasgow City Council  
Tax Band G  
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

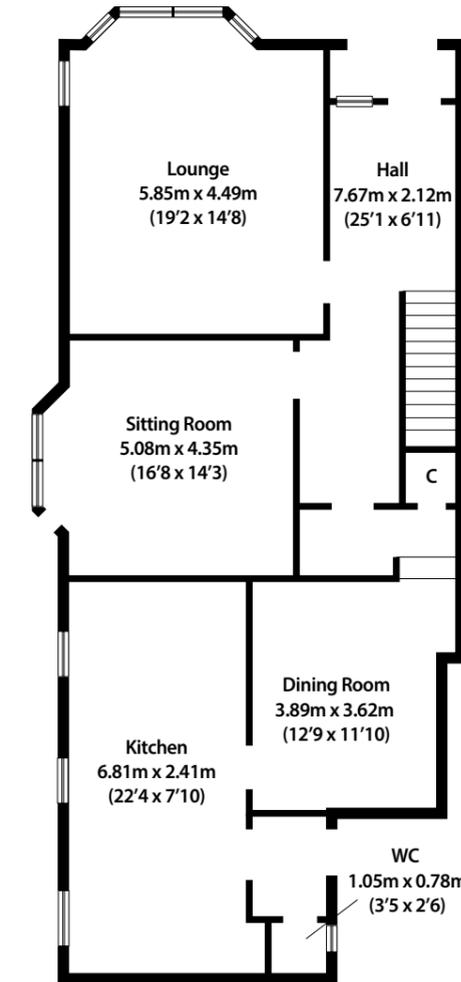
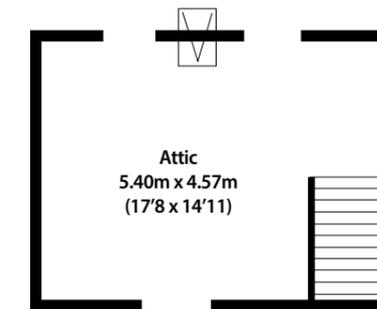
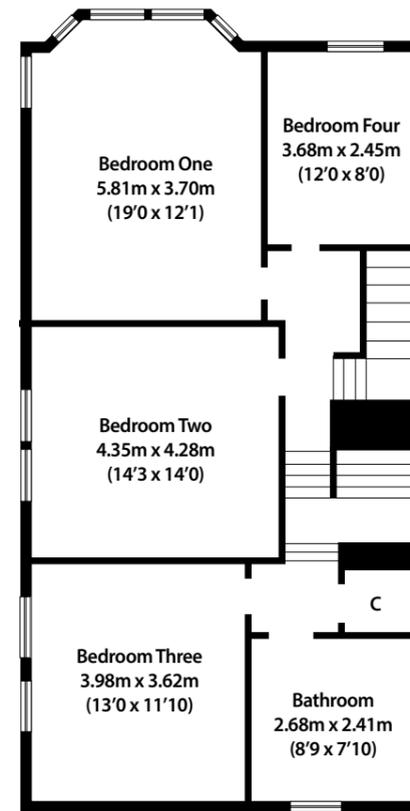
## IMPORTANT NOTICE

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

GWE190454

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



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