



YARROW COTTAGES

1823 Dumbarton Road

Perfectly located, in the favoured Scotstoun district of Glasgow's West End, this modern and spacious home is within easy access to all local shops, transport and education facilities. Dumbarton Road gives good access through to the West End, city centre, Clyde Tunnel, expressway and motorway links to the Central Belt. The fabulous 'SSE Hydro', Scotland's newest concert venue, is a mere ten-minute taxi ride away. This excellent home would suit a range of new owners from first-time buyers to couples with a growing family, or even 'canny' buy-to-let investors. The high demand for quality accommodation in this area is further generated by health service employees at the nearby Golden Jubilee Hospital. Part exchange is available.

McEwan Fraser Legal are delighted to bring to the market this excellent three bedroom mid-terrace period property, set in a very popular family-friendly area that's well known for its neighbourly spirit. Some of the traditional values that make a street a community are alive here.

As it stands, this is a great property which has many traditional 1920's features retained, it has recently been painted, further light decorative work would easily bring it up to a great standard for any young couple to move into.

The possibilities really are numerous and will allow the new owners the opportunity to create their own version of a perfect place to come home to. The accommodation consists of a bright and spacious bay windowed lounge with traditional style feature fireplace, which given the shape of the room would suit a range of furniture configurations. The kitchen/diner is spacious, finished in a range of fitted units with contrasting worktops. There is an electric cooker, fully integrated dishwasher, along with a free-standing fridge freezer and washing machine.

Upstairs, the tiled family bathroom is bright and fresh and finished in a white-suite with an electric shower over the bath, there's always an instant supply of piping hot water for long refreshing showers. There are three spacious bedrooms in this family home, all with ample space for free-standing furniture. There is also ample cupboard spaces throughout the property to help keep everything in its place, along with a fabulous cellar that is a real bonus for extra storage.

The home is kept warm, comfortable and cosy via the double glazing and gas central heating which had a new boiler in 2016.

The private rear garden benefits from a shed and a fruit tree, whilst offering a great space for the kids and pets to play out in peace and somewhere for mum and dad to relax on sunnier days. Off-street parking is available via the driveway immediately adjacent to the property.

This charming period home would make an ideal buy for any young couple or family. Early viewing is strongly advised for anyone looking for a rare and quite unique 1920's period home with tremendous further potential.



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	3.87m (12'8") x 3.10m (10'2")
Kitchen	2.80m (9'2") x 1.50m (4'11")
Dining Area	3.70m (12'2") x 3.10m (10'2")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	2.70m (8'10") x 1.70m (5'7")
Bathroom a	2.70m (8'10") x 1.50m (4'11")

Gross internal floor area (m²)

70m²

EPC Rating

D

Extras (Included in sale)

Kitchen appliances are included in the sale.

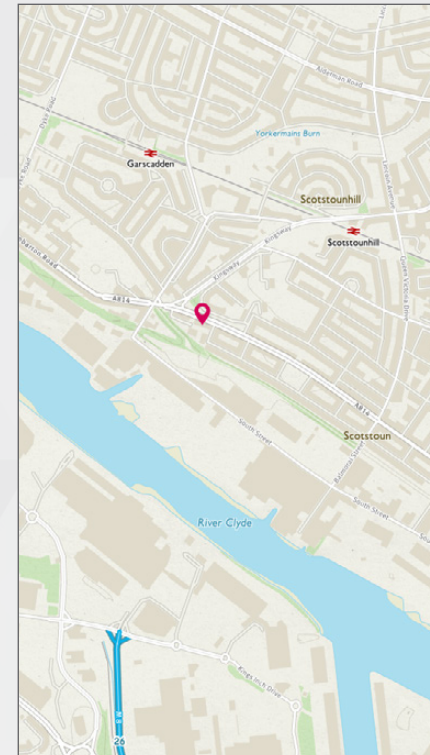


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