




McEwan Fraser Legal
Solicitors & Estate Agents
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32 Victoria Park Drive South

WHITEINCH, GLASGOW, G14 9RH

32 VICTORIA PARK DRIVE SOUTH

THE LOCATION

Victoria Park Drive South, within the continually popular Whiteinch area, enjoys easy access to local amenities to include the beautiful Victoria Park directly opposite flat. The property is located only a short distance from the wide range of shops, restaurants and other amenities available on Dumbarton Road.

The new Queen Elizabeth University Hospital and Scotstoun Leisure Centre are located nearby. Glasgow

University, Kelvingrove Park and the Botanic Gardens are also within easy reach of the property. Regular bus services run along Dumbarton Road and frequent train and underground services run from nearby Jordanhill and Partick stations. The Clyde Expressway, Clyde Tunnel and M8 motorway network can be easily accessed allowing convenient travel throughout the central belt. Glasgow Airport is under 15 minutes away.

THE PROPERTY

McEwan Fraser is delighted to give you the opportunity to acquire this fantastic 'Main Door' one bedroom flat directly overlooking Victoria Park. The property enjoys a prestigious location, great transport links and phenomenal local amenities ensuring its appeal to a broad range of buyers. Internally, the flat is presented to the market in excellent internal order having recently undergone a programme of upgrade and improvement. Many period features have been retained which gives great character alongside a chic modern finish. For extra warmth and comfort, the property enjoys gas central heating and double glazing.

The property is approached through a small private front garden leading you to an imposing set of traditional storm doors. Entering the property, you find a wide welcoming hallway which is often used for free-standing storage and provides for a handy dining space if you prefer not to have a table in the reception

room. The main lounge faces directly towards Victoria Park. A wide bay window allows a fantastic amount of natural light. This creates a warm and welcoming room which boasts ample floor space for a range of different furniture configurations. The kitchen overlooks the rear of the property. Comprised of a range of base and wall mounted gloss units, the kitchen boasts ample prep and storage space. Gas hob, electric oven and extractor hood are integrated and space is provided for further free standing appliances. Also facing the rear of the property, you will find a generous double bedroom which includes a large fitted double wardrobe and space for additional free standing storage. The internal accommodation is completed by a striking contemporary shower room which boasts a large walk-in shower and full tiling.

This is an excellent property that should be viewed to be fully appreciated.



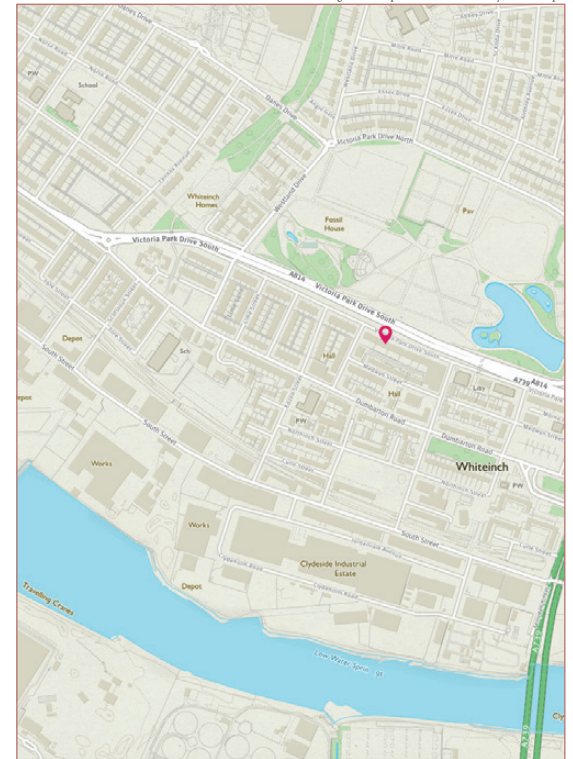
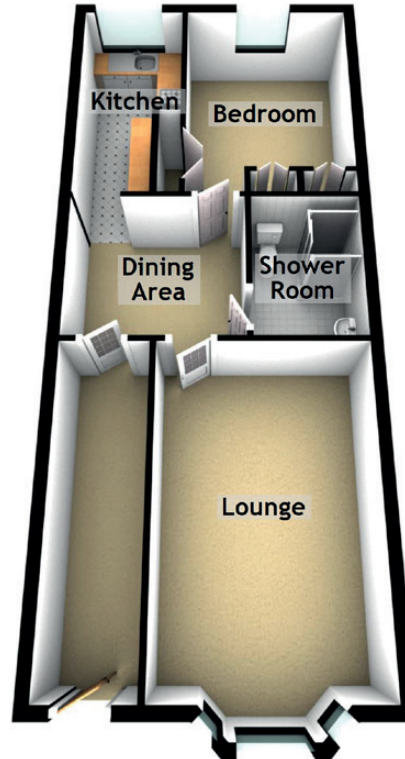
THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.30m (10'10")
Kitchen	3.90m (12'10") x 1.60m (5'3")
Dining Area	2.90m (9'6") x 2.50m (8'2")
Bedroom	3.90m (12'10") x 2.90m (9'6")
Shower Room	2.50m (8'2") x 1.80m (5'11")

Gross internal floor area (m²): 55m²

EPC Rating: D



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Part
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