



SOLICITORS & ESTATE AGENTS



**Mid Terrace Villa
10 Selborne Road, Jordanhill, Glasgow G13 1QG
Offers Over £545,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Located within the highly desirable Jordanhill district, 'List One' for Jordanhill School catchment, this beautifully extended mid terrace villa offers a rare opportunity to acquire a stylish and flexible family home in one of Glasgow's most sought after areas. The property has been significantly upgraded and reconfigured to suit modern living, including a spacious open plan extension to the rear, a garden room, and floored attic space.

The ground floor features a bright front-facing lounge with feature fireplace and large bay window with stain glass, a contemporary open plan kitchen with dining and family area to the rear, and bifolding doors that open out to a fully enclosed garden. The kitchen is fitted with a range of wall and floor units, a range style free standing cooker and integrated appliances. A modern downstairs shower room adds everyday convenience, and the overall layout flows well for both family life and entertaining.

Upstairs, there are three well proportioned bedrooms and a beautifully finished split level family bathroom which includes a bath tub and a separate large corner shower cubicle. There is a floored attic with fitted units which is accessed via a pull-down ladder, offering excellent versatility and storage.

The rear garden enjoys a sunny aspect and includes a patio area. A standout feature is the detached and fully powered garden room, ideal as a home office, studio, gym or separate living space. The front garden is neatly maintained, and the property benefits from gas central heating, double glazing and a well presented finish throughout.

Selborne Road is a quiet residential setting within walking distance of local parks, shops, transport links and West End amenities. Jordanhill and Scotstounhill train stations are both nearby, with quick road access to the Clyde Tunnel, Expressway and M8.

A truly impressive and flexible family home in a prestigious and well-connected location.

EPC Rating

C

Measurements

Hallway	18'9 (5.71m) x 6'8 (2.04m)
Lounge	19'5 (5.91m) 15'1 (4.60m)
Family Room	16'5 (5m) x 13'1 (3.98m)
Dining Room	13'5 (4.10m) x 7'7 (2.32m)
Kitchen	13'5 (4.10m) x 9'10 (3m)
Bathroom	9'4 (2.86m) 6'5 (1.97m)
Playroom	17'8 (5.39m) 10' (3.06m)
Upper Hallway	10'10 (3.31m) 8'5 (2.57m)
Bedroom 1	19'5 (5.91m) 12' (3.66m)
Bedroom 2	14'5 (4.40m) 13'7 (4.15m)
Bedroom 3	11'11 (3.64m) x 8'5 (2.57m)
Bathroom	6'9 (2.07m) x 10'1 (3.34m)
Attic	15'1 (4.60m) x 21'10 (6.67m)



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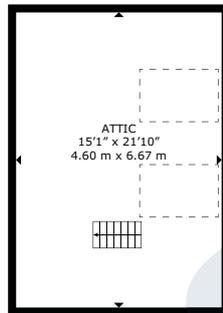
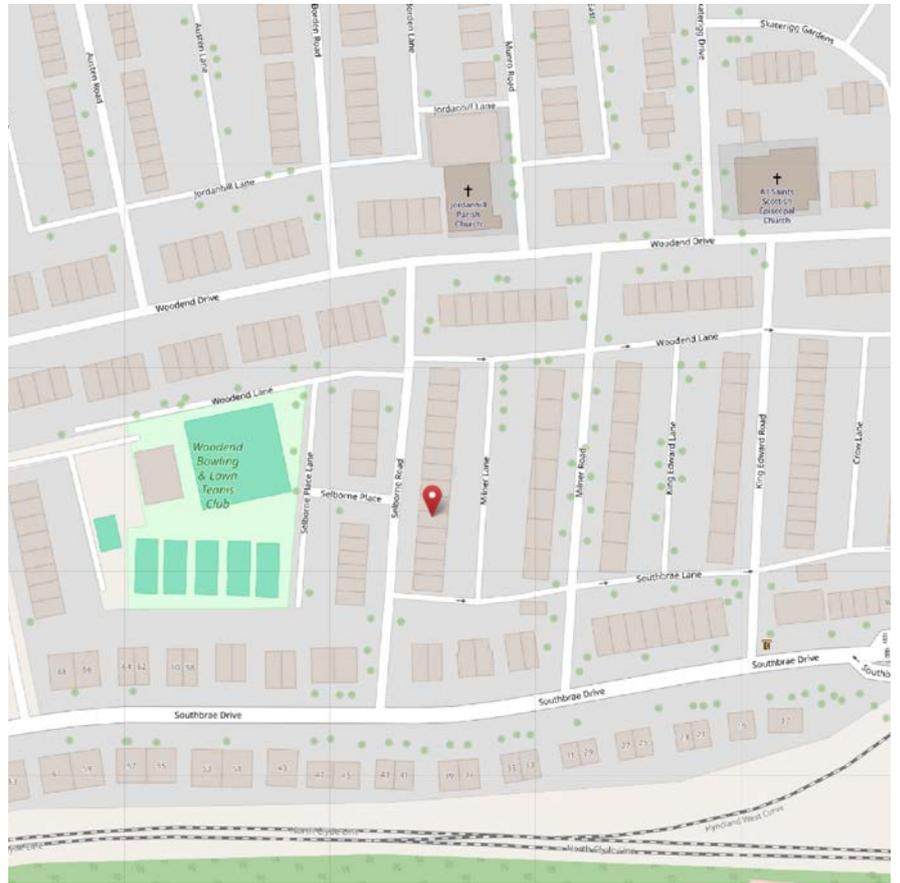
Travel Directions

Head northwest on Crow Road (A739) from MSM Glasgow. Continue straight on Crow Road, passing through Broomhill and Anniesland. Turn right onto Woodend Drive. Turn left onto Selborne Road. Arrive at 10 Selborne Road on your right.

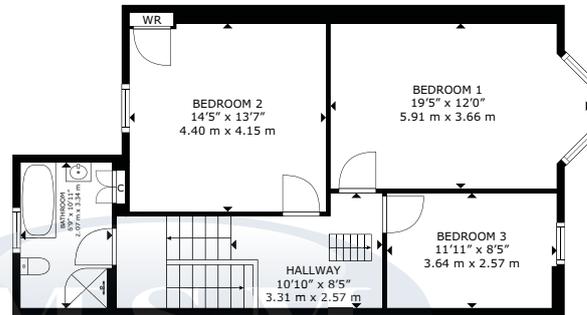
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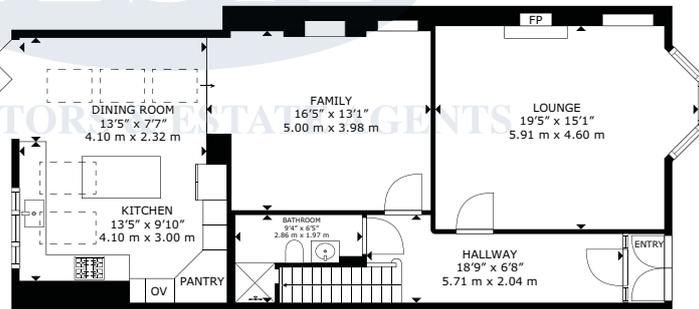
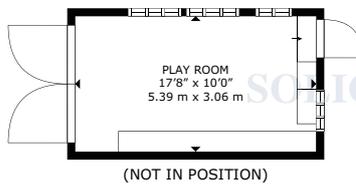
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



ATTIC



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 958 sq. ft., 89 m², FIRST FLOOR: 764 sq. ft., 71 m²,
ATTIC: 334 sq. ft., 31 m², TOTAL AREA : 2,056 sq. ft., 191 m²,
EXCLUDED AREA: PLAY ROOM: 172 sq. ft., 16 m²,
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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