



SOLICITORS & ESTATE AGENTS



**End Terraced Villa
1 Lubas Place, Glasgow, G42 0BW
Offers Over £205,000**



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

Description

This impressive end terraced villa offers generous, well proportioned accommodation formed over two levels, perfectly suited to modern family living. Positioned on a desirable corner plot, the property benefits from additional outdoor space and a heightened sense of privacy, making it particularly appealing for buyers seeking both space and practicality.

The accommodation begins with a welcoming entrance hallway, providing access to the principal apartments and creating a bright first impression. The living room is a spacious and inviting area, filled with natural light and offering ample room for both lounge and dining furniture, making it ideal for relaxing evenings or entertaining guests. To the rear, the kitchen is modern and thoughtfully laid out with a range of wall and floor mounted units, offering excellent storage and workspace, with direct access out to the rear garden for added convenience.

A notable feature of the ground floor is the fourth bedroom, which adds excellent flexibility to the home. This room could be utilised as a guest bedroom, home office, playroom or additional sitting room depending on individual requirements. Completing the lower level is a convenient WC, enhancing the practicality of the layout for everyday living.

On the upper floor, the landing provides access to three well proportioned bedrooms, each offering comfortable accommodation with space for freestanding furniture. The family bathroom is fitted with a three piece suite including bath with overhead shower, wash hand basin and WC, designed with both style and functionality in mind.

Further benefits of the property include gas central heating and uPVC double glazing, ensuring warmth, efficiency and low maintenance throughout the year.

Externally, the property continues to impress. The private driveway to the front provides off street parking, while the front garden adds to the home's kerb appeal. The rear garden is fully enclosed, offering a safe and private outdoor space, ideal for families or pets. A decking area creates the perfect spot for outdoor dining, entertaining or simply enjoying the warmer months.

Lubas Place is situated within a well established and convenient residential pocket of Glasgow's Southside, an area renowned for its strong community feel and excellent amenities. Nearby, you will find a variety of local shops, supermarkets, cafes and leisure facilities, as well as reputable schooling at both primary and secondary levels. The property is also well placed for transport links, with regular bus services and nearby train stations providing quick and easy access into Glasgow City Centre and surrounding areas. Road links are equally accessible, making this an ideal base for commuters.

This is a fantastic opportunity to acquire a spacious and flexible family home in a popular and well connected location, and early viewing is strongly recommended to fully appreciate everything this property has to offer.

EPC Rating

C

Measurements

HALLWAY	3'4" x 10'1" 1.02 m x 3.07 m
LOUNGE/ DINING ROOM	15'1" x 12'8" 4.60 m x 3.86 m
KITCHEN	8'5" x 14'0" 2.57 m x 4.27 m
BEDROOM 4	11'4" x 10'1" 3.45 m x 3.07 m
WC	5'3" x 3'2" 1.60 m x 0.97 m
BEDROOM 1	11'7" x 12'7" 3.53 m x 3.84 m
BEDROOM 2	12'1" x 9'6" 3.68 m x 2.90 m
BEDROOM 3	11'7" x 10'3" 3.53 m x 3.12 m
BATHROOM	8'5" x 6'2" 2.57 m x 1.88 m



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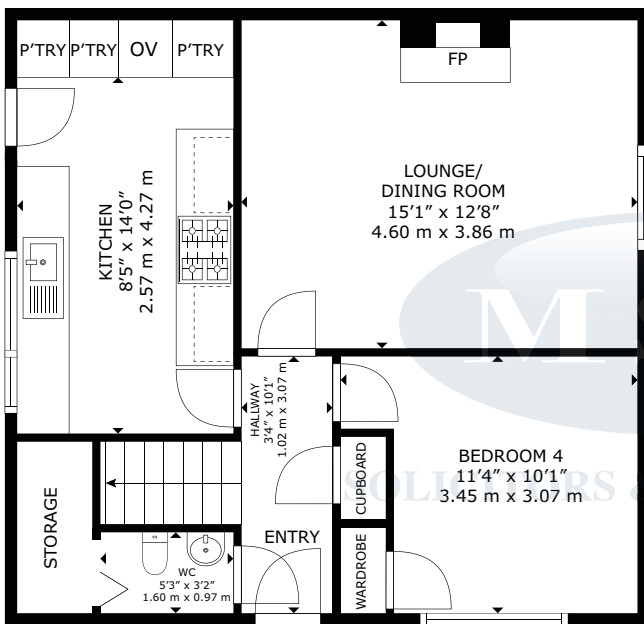
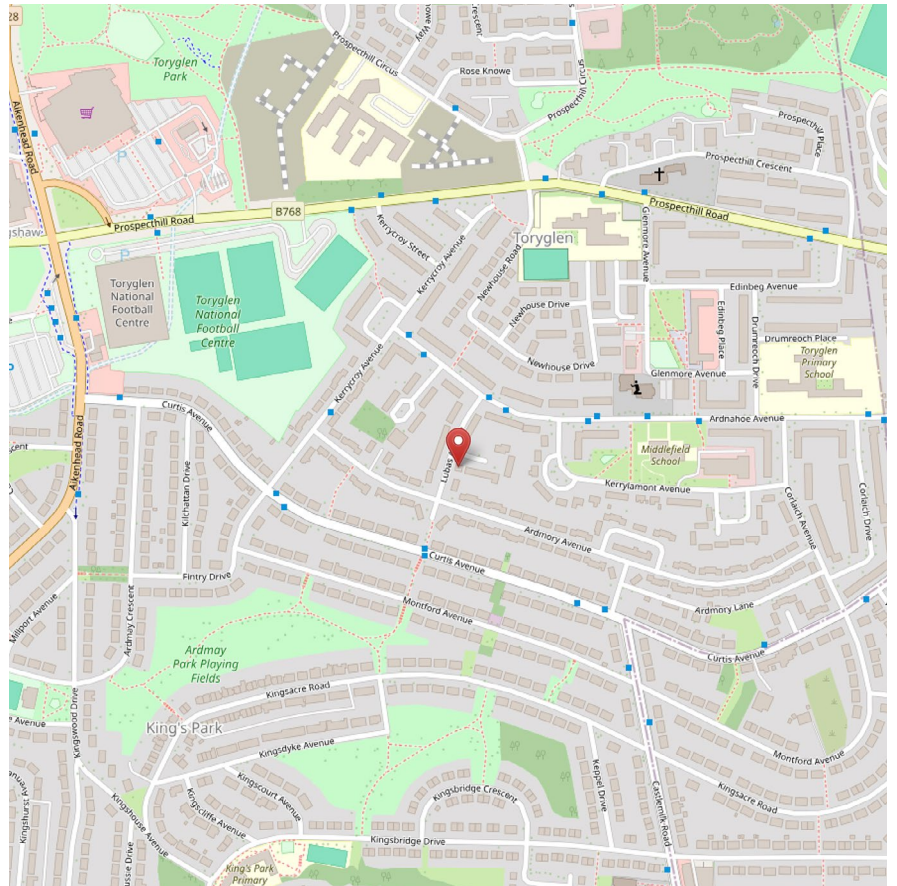
Travel Directions

Leave MSM at 43 Crow Road and head south along Crow Road (A739), continuing straight towards the Clyde Tunnel. Travel through the tunnel and follow the road onto Govan Road and Paisley Road West, keeping signs for the M8 eastbound towards Glasgow City Centre. Join the M8 and continue for a short distance before exiting at Junction 1A for Polmadie and Rutherglen. Follow the slip road onto Polmadie Road (A728), continue onto Aikenhead Road, then follow local roads into Lubas Place where number 1 will be found.

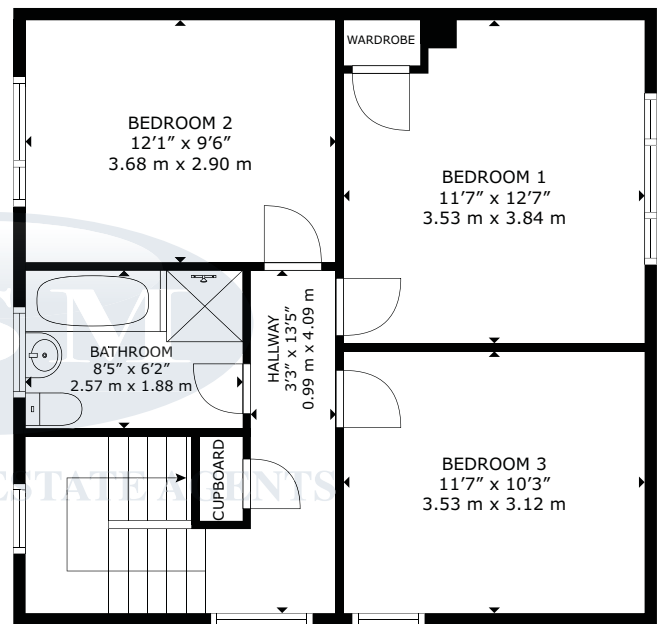
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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate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



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 560 sq. ft., 52 m², FIRST FLOOR: 560 sq. ft., 52 m²,
 TOTAL AREA: 1,120 sq. ft., 104 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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