



**SOLICITORS & ESTATE AGENTS**



**Mid Terrace Home**  
**9 Northland Drive, Scotstoun, Glasgow G14 9BE**  
**Offers Over £368,995**



## VIEWING

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

## Description

A spacious and well-positioned mid terrace home set within the popular Scotstoun area of Glasgow, offering generous accommodation across two levels, private garden grounds and the added benefit of a garage. This attractive property provides a fantastic opportunity for a wide range of buyers, including families, first time buyers and those looking to settle within a well established residential location.

The accommodation is accessed via an entrance vestibule, which leads through to a welcoming hallway and sets the tone for the space on offer. The ground floor provides a practical and flexible layout, beginning with a bright and comfortable living room, ideal for relaxing and everyday family life. A separate dining room offers an excellent additional reception space, perfectly suited for family meals, entertaining guests or creating a more formal dining area.

The kitchen is positioned to the rear of the property and provides a functional space with scope to suit a variety of needs. From here, access is given to the sunroom, a lovely addition to the home which enjoys an outlook over the rear garden and provides a versatile space that could be used as a sitting area, playroom, home working space or informal dining area. A convenient ground floor WC further enhances the practicality of the lower level.

On the first floor, the property offers three well proportioned bedrooms, providing comfortable accommodation for family living. The bedrooms offer flexibility for a variety of uses, whether as sleeping accommodation, nursery space, guest room or home office. A family bathroom completes the upper level.

Externally, the property benefits from a private mono blocked front garden, creating a neat, attractive and low maintenance approach to the home. To the rear, there is a private garden which is part paved and part laid to grass, offering a pleasant outdoor space for seating, family use, entertaining or enjoying the warmer months. The property also benefits from a garage, providing valuable storage space or parking provision.

Northland Drive is situated within the highly regarded Scotstoun area, a well established residential neighbourhood known for its traditional homes, tree lined streets and strong community feel. The property sits within the Jordanhill School catchment area, adding further appeal for families looking to move into this desirable part of Glasgow.

The surrounding area offers an excellent selection of local amenities, including shops, cafés, leisure facilities and green spaces. Scotstoun Leisure Centre, Victoria Park and a range of everyday services are all within easy reach, while nearby transport links provide convenient access to Glasgow's West End, the city centre and surrounding areas. The property is also located within the Scotstoun Conservation Area, further adding to the character and charm of the location.

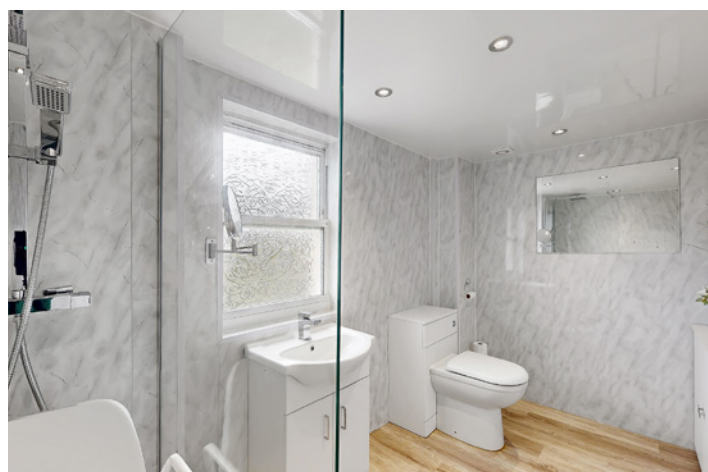
Combining spacious accommodation, private front and rear gardens, garage provision, gas central heating and a sought-after setting within the Jordanhill School catchment area, this property represents an excellent opportunity to acquire a family home in one of Glasgow's most desirable residential pockets. Early viewing is highly recommended to fully appreciate the accommodation, location and potential on offer.

## EPC Rating

D

## Measurements

<b>Lounge</b>	<b>13'6" x 17'11" 4.11 m x 5.46 m</b>
<b>Sitting Room</b>	<b>11'5" x 14'7" 3.48 m x 4.44 m</b>
<b>Kitchen</b>	<b>10'6" x 10'0" 3.19 m x 3.05 m</b>
<b>Dining Room</b>	<b>6'10" x 10'2" 2.07 m x 3.09 m</b>
<b>W.C.</b>	<b>5'10" x 5'3" 1.78 m x 1.60 m</b>
<b>Hallway</b>	<b>6'1" x 9'11" 1.86 m x 3.03 m</b>
<b>Bedroom 1</b>	<b>11'2" x 17'10" 3.40 m x 5.45 m</b>
<b>Bedroom 2</b>	<b>11'6" x 14'6" 3.50 m x 4.42 m</b>
<b>Bedroom 3</b>	<b>6'1" x 11'6" 1.86 m x 3.50 m</b>
<b>Shower Room</b>	<b>10'6" x 7'6" 3.19 m x 2.28 m</b>



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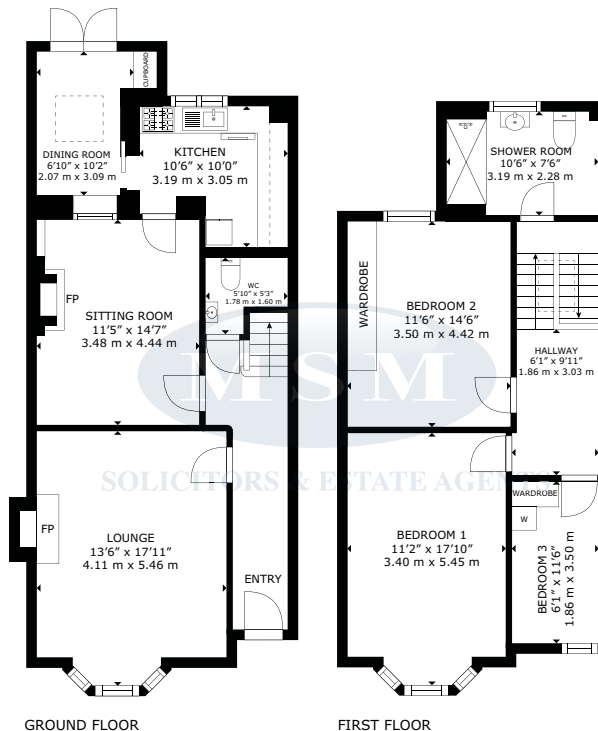
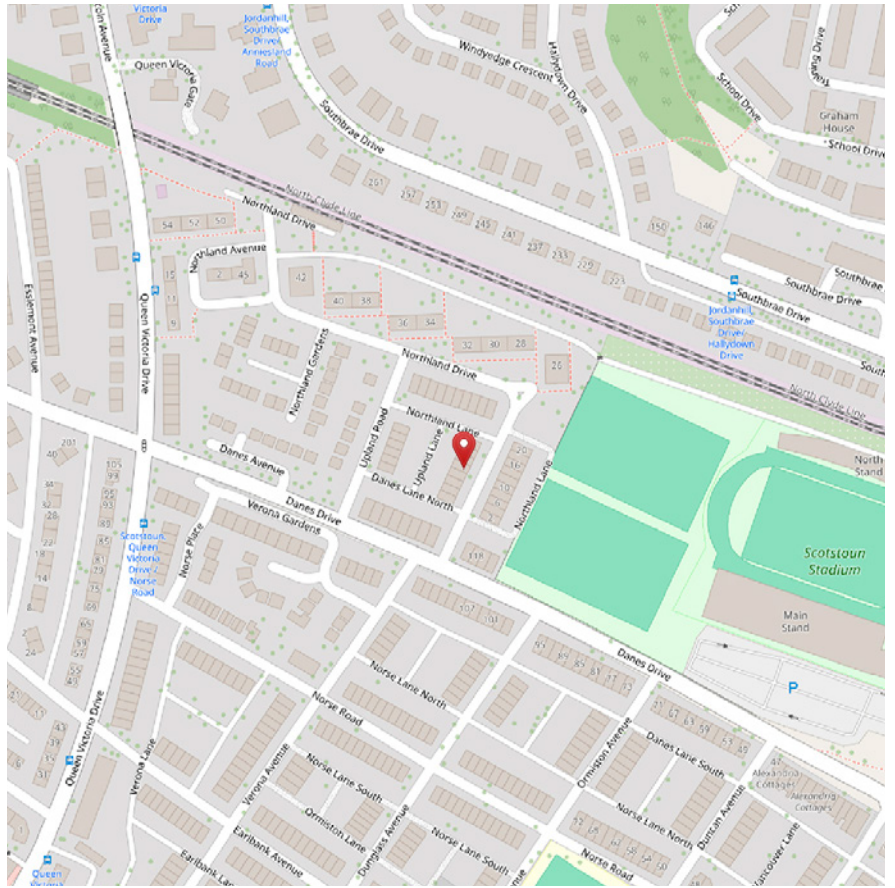
## Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, proceed north on Crow Road towards Anniesland Cross. At Anniesland Cross, continue onto Great Western Road/A82 for a short distance, then turn left onto Southbrae Drive. Continue along Southbrae Drive, then turn right onto Northland Drive. Follow Northland Drive until you reach No. 9 Northland Drive, Scotstoun, Glasgow G14 9BE.

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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.



GROSS INTERNAL AREA  
GROUND FLOOR : 736 sq. ft., 68 m<sup>2</sup> FIRST FLOOR : 642 sq. ft., 60 m<sup>2</sup>  
TOTAL AREA : 1,378 sq. ft., 128 m<sup>2</sup>

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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