



THREE BEDROOM AND TWO  
PUBLIC ROOM MID TERRACED  
VILLA

FULLY ENCLOSED REAR  
GARDENS WITH PATIO AREA

GAS CENTRAL HEATING

Great Western Road, Glasgow, G13 2YD

EVE Property are delighted to present to the open market this rarely available and much-loved three-bedroom mid-terraced villa, located in the highly sought-after Great Western Road area of Glasgow. Owned and cherished by the same family for over 30 years, this beautifully maintained home offers generous living space with two public rooms and substantial, fully enclosed level gardens — ideal for family living. Properties of this type and location are rarely offered for sale and are sure to attract strong interest. Early viewing is highly recommended.

Offers Over £240,000



## Property Description

Set back from the main road, the front garden is laid to lawn and bordered with mature hedging, offering both privacy and kerb appeal. A footpath leads to the front door - a striking green solid wood door with stain glass feature that adds character to the property. Upon entering, the welcoming reception hallway provides space for coat hanging and shoe storage, and gives access to the main lounge and a carpeted staircase to the upper floor.

The lounge is bright and generously proportioned, featuring a large bay window that floods the room with natural light, alongside a gas fire with a tiled hearth and traditional surround. From here, you'll find access to both the dining room and kitchen.

The dining room is an excellent size, offering versatility for use as a formal dining space, playroom, home office or even a fourth bedroom, depending on your needs. The kitchen is fully tiled and fitted with classic blue shaker-style units, complemented by black worktops, and includes an integrated electric oven, four-burner gas hob, and ample space and plumbing for a washing machine, dishwasher, fridge, and freezer.

Upstairs, the three bedrooms are well-sized and easily accommodate modern furnishings without compromising on comfort or space. The family bathroom completes the internal accommodation and is finished to a high standard, featuring wall and floor tiling, a white three-piece suite with a feature roll-top bath, and an electric shower over the bath.



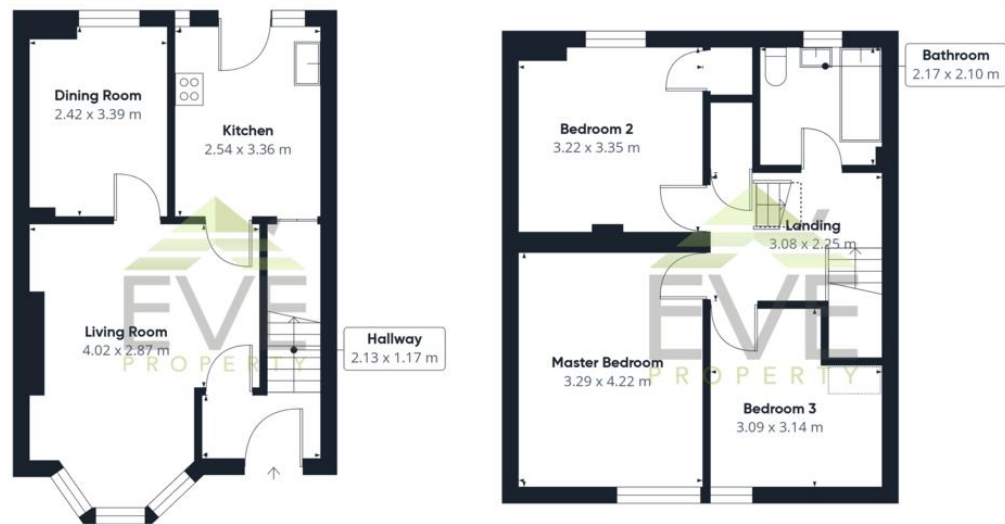


Additional features include full gas central heating with thermostatically controlled radiators and double glazing throughout, ensuring warmth and efficiency all year round.

A real highlight of the property is the large attic space, which offers excellent potential to be developed into an additional room. A fixed staircase has been installed within the upper hallway, providing access to a fully serviced floored roof space with tilting velux windows; the vendor has utilised this space as additional storage but could equally be a home office, playroom or variety of uses to suit, subject to gaining planning consent - ideal for a growing family or those working from home.

To the rear, the south-facing garden is a private and relaxing haven, accessed via the kitchen or through the shared close. It features a large patio area, low-maintenance artificial lawn, and a charming "she shed" - perfect for enjoying the outdoors in all seasons.

Great Western Road, Glasgow is within a short distance to local shops and supermarkets with Great Western Retail Park a short drive away. Road links to Clydeside Expressway, Clyde Tunnel, Glasgow Airport and M8 motorway network are within a short distance. Local bus routes from this area run to Glasgow City Centre.



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