



**578 ANNIESLAND ROAD**

**SCOTSTOUNHILL**

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**Offering wonderful, flexible space conducive to modern day family living is this semi-detached villa at 578 Anniesland Road.**

The property has been beautifully modernised by the current proprietor and is in true walk-in condition. Without doubt, one of its most appealing features is the large South West facing garden that wraps around the side and back of the house, offering an amazing landscaped entertaining space for adults and children alike. There is also a large stone chipped driveway for more than one car, as well as ample on-street parking and a large garden shed to the rear of the property.

The internal accommodation comprises; welcoming reception hall with formal bay windowed sitting room off, bedroom four/home office, WC, and then the hub of the house - the superb semi open plan dining room and living/dining kitchen with feature double sided modern tunnel gas fire place. There is also a very useful utility room off and as previously mentioned, the kitchen leads out to the spectacular patio terrace and gardens.

Upstairs, there are three very well-proportioned bedrooms and a beautiful, new family bathroom, as well as ample storage, especially the recently floored loft space. Subject to the necessary planning consents this could also be converted into a further room. In addition, the property benefits from gas central heating and double glazing.









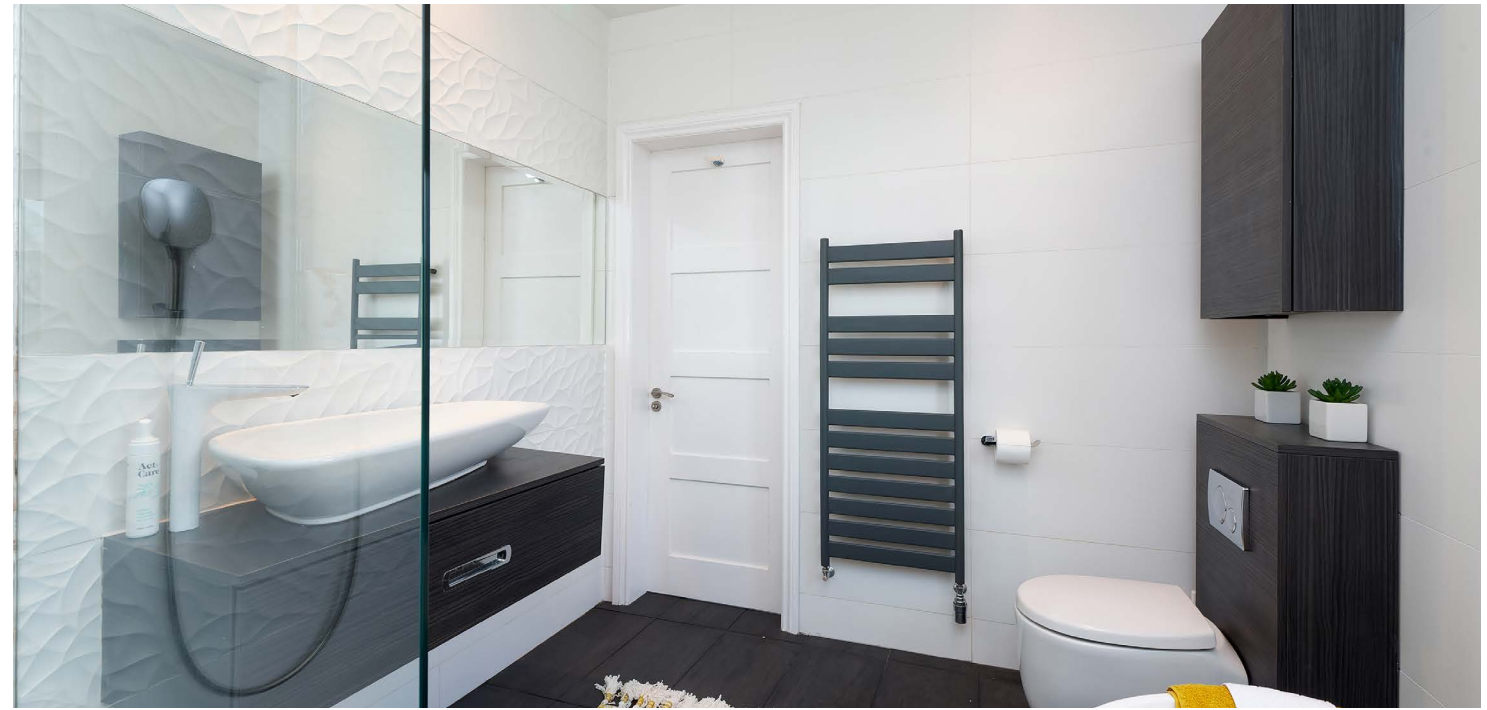




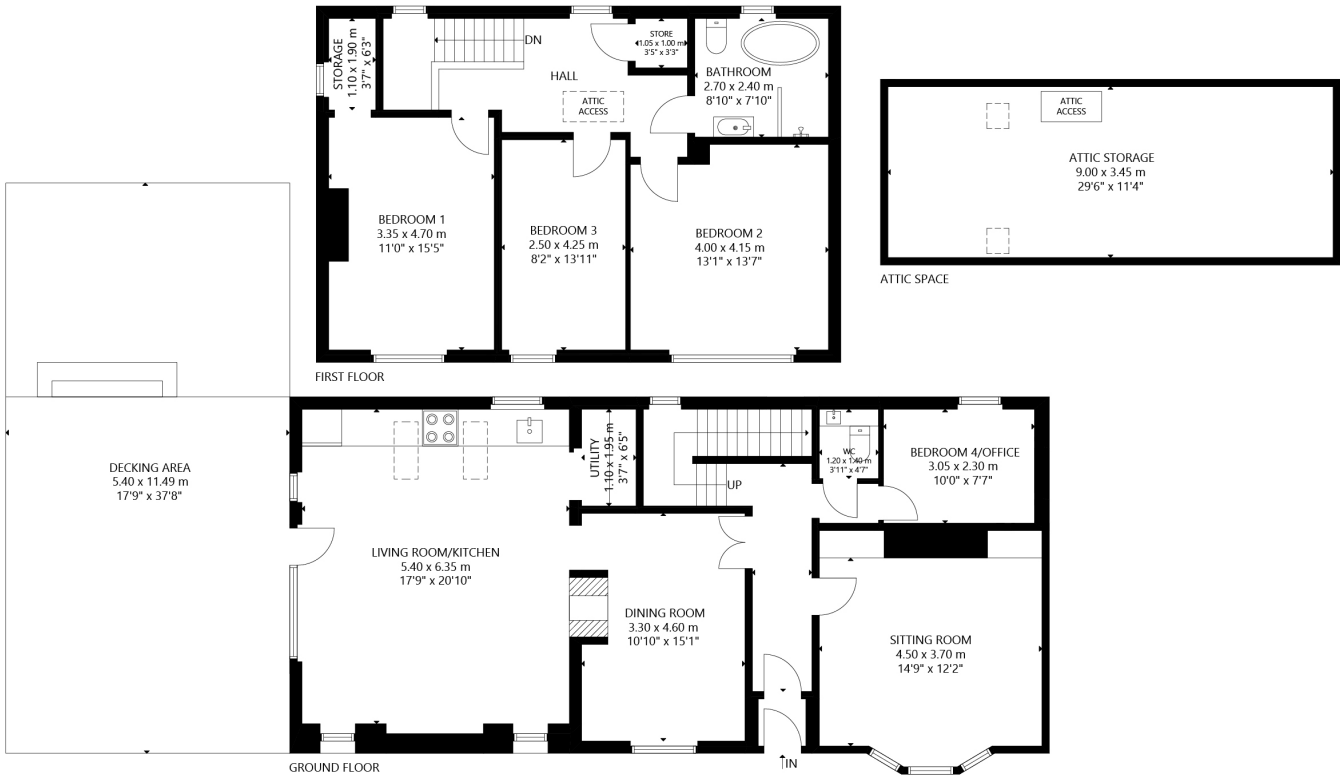
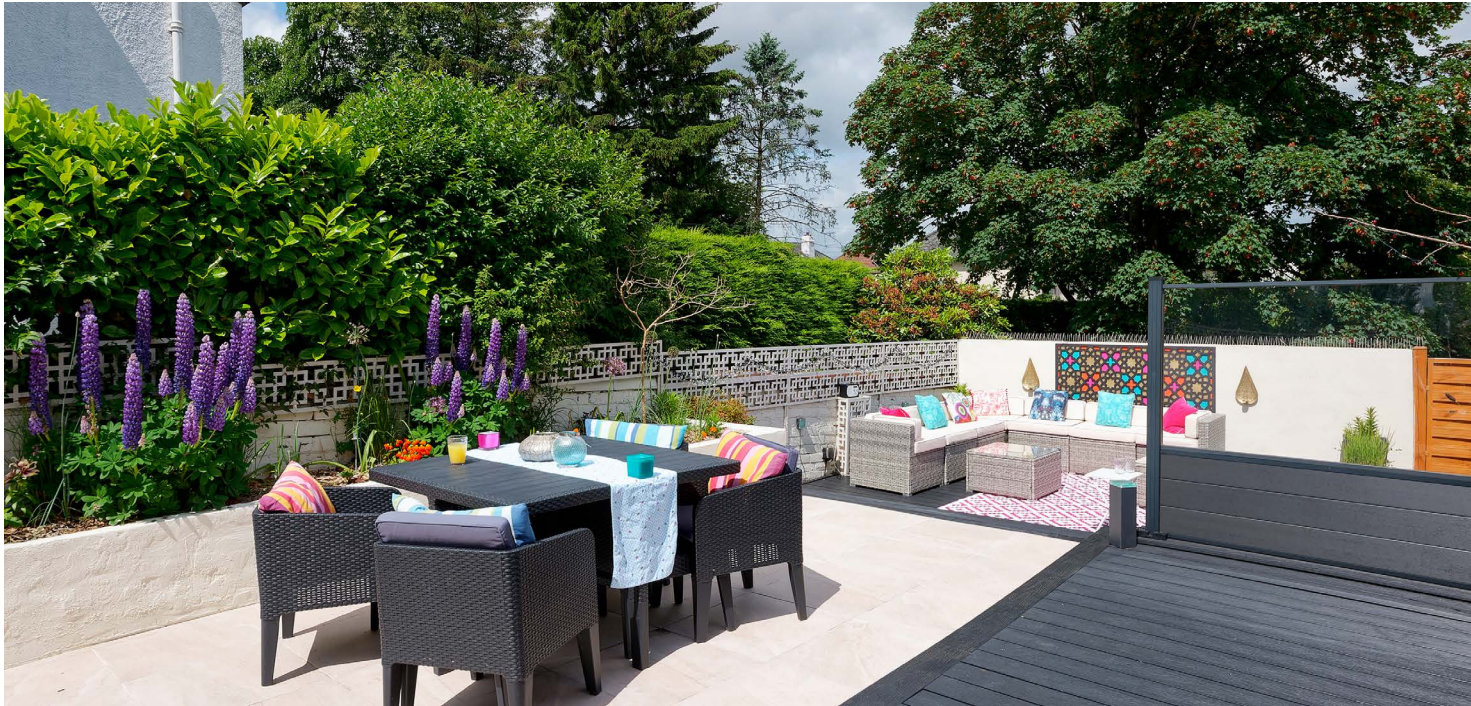












To the North of the heart of the West End is the highly popular district of Scotstounhill. It has a wide range of local amenities, including Morrisons, Marks & Spencer and Aldi. There are also a number of independent shops at Anniesland Cross on Great Western Road.

The highly regarded David Lloyd Leisure Centre is located close by which, via membership, offers a host of recreational facilities and even has an outdoor swimming pool.

Scotstounhill Railway Station and Post Office are very nearby, and there are superb bus links to Glasgow City Centre and beyond and, of course, excellent road links via Anniesland Cross. The South Side of the city can be accessed via the nearby Clyde Tunnel. Scotstounhill/Anniesland also offers some excellent schooling. The High School of Glasgow Senior School and playing fields are located just off Anniesland Road, as are Glasgow Academy's playing fields on Helensburgh Drive.

**WE4595** | Sat Nav: 578 Anniesland Road, Scotstounhill, Glasgow, G13 1UZ

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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