



**FIELDING
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0141 959 1674

Lower Flat

31 Dalsetter Place, Glasgow, G15 8TA

Offers Over £105,000







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Beautifully presented and improved both internally and externally, this stylish LOWER QUARTER VILLA occupies an enviable position within this sought after cul-de-sac only a few minutes from the Great Western Retail Park, Drumchapel shopping centre and station. Double glazed and PVC front door onto entrance hall with recessed storage cupboard, reception hall with replacement internal doors and deep storage cupboard, generously proportioned lounge overlooking private garden to front, access to modern fitted kitchen comprising floor and wall mounted white veneer fronted units with complimentary work tops, tiled splash back and floor finish, integrated appliances: oven, hob, hood, washing machine and fridge/freezer, two generous double bedrooms, modern fitted and fully tiled bathroom comprising three piece suite with electric shower above bath. The specification includes gas central heating served by a Worcester boiler and PVC double glazing. There are private gardens to both front and rear. • Stylish Lower Quarter Villa • Extensively improved • Generous lounge • 2 double bedrooms • Fitted kitchen • Tiled bathroom • Gas central heating/double glazing



Room Dimensions

Lounge	4.64 m x 4.12 m / 15'3" x 13'6"
Kitchen	3.30 m x 2.64 m / 10'10" x 8'8"
Bedroom 1	4.43 m x 3.30 m / 14'6" x 10'10"
Bedroom 2	3.50 m x 3.43 m / 11'6" x 11'3"
Bathroom	2.35 m x 1.51 m / 7'9" x 4'11"
Reception Hall	4.59 m x 2.00 m / 15'1" x 6'7"

Entry

Insert Entry Info Here

Viewing

Tel: 0141 959 1674

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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Fielding Mclean & Co Solicitors

1986 Great Western Road, Glasgow G13 2SW



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Travel Directions

Travelling north along Duntreath Avenue past The Range on left, turn right at traffic lights onto Dalsetter Avenue, right at bend in the road onto Dalsetter Place and number 31 is on left.



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