



133 Norse Road  
Scotstoun | G14 9EH

pattison&co



Offers Over £275,000



### 133 Norse Road, Scotstoun, Glasgow, G14 9EH

This 3 bed terraced red sandstone villa is presented to market in popular Scotstoun area of Glasgow's West End. This is truly an exciting development opportunity in a very desirable area. The property offers sought after and flexible family accommodation, and retains it's original features. Extensive upgrading can be anticipated. The property enters by a porch area leading to the expansive hallway. There are two living spaces available on the ground floor, one being front facing and the other being rear facing. The front facing living space benefits from traditional bay window allowing for maximum light exposure, with the rear living space providing tranquil views of the private rear gardens. The kitchen to the rear of the property will require a full re-fit. The family bathroom is located on the half landing and will require a full re-fit. Three well proportioned bedrooms are located on the upper floor. Bedrooms 1 and 2 provide space aplenty for a double bed with storage, and Bedroom 3 will comfortably fit a single bed or home office. Externally, the property benefits from a private front and rear garden and on street parking. Both Jordanhill and Scotstounhill Train Stations are within walking distance from the property, and the nearby motorway network connects the property to the central belt of Glasgow with ease. The property is also in close proximity to beloved Victoria Park, Glasgow Club Scotstoun and Scotstoun Stadium. Due to the upgrading required, no warranty shall be provided as to the working nature of systems or appliances.





All room measurements are taken at the longest and widest points and are approximate:-

Living Room: 4.70m x 4.20m

Dining / Second Living Room: 4.20m x 3.60m

Kitchen: 3.80m x 2.30m

Upstairs Landing: 3.60m x 2.30m

Bedroom 1: 4.50m x 3.60m

Bedroom 2: 4.80m x 3.50m

Bedroom 3: 3.60m x 2.20m

Bathroom: 2.70m x 2.30m



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Approx. Gross Internal Floor Area 1350 sq. ft / 125.44 sq. m

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D		
39-54	E		
21-38	F	35	
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.