



66 Ibrox Terrace
Glasgow | G51 2TB

pattison&co

Offers Over £265,000



66 Ibrox Terrace, Glasgow, G51 2TB

This spectacular 5 bed terraced period property is presented to market in popular Glasgow area. The property enters by a fabulous stained glass front door giving access to the lower hallway. The front facing living room benefits from a triple UPVC window allowing for maximum light exposure and feature fireplace. The living room leads to the rear dining room where there is space aplenty for a large dining table and chairs. The rear facing kitchen has been upgraded in recent years and benefits from modern wall and floor cabinetry with space for white goods and feature tiled floors. The kitchen leads to the expansive rear gardens which are enclosed on both sides, with the rear portion of the rear gardens currently used for additional parking. Bedroom 5 is located on the ground level and accessed off of the lower hallway. The ground floor accommodation is completed by a modern shower room with WC, and plenty of storage cupboards. The opulent staircase leads to the second floor which is filled with an abundance of light from the skylight above. Bedroom 1 is front facing and benefits from a private en-suite with full height tiling, WC, sink and shower. Bedrooms 2, 3 and 4 all provide space aplenty for a double bed with storage. The family bathroom is accessed off of the upper landing and includes full height tiling, white sanitaryware and shower over bath. The property specification includes gas fired combi boiler, UPVC double glazed windows, front and rear garden grounds and main door entry. Parking is on street at the front and also via the lane to the rear. The property is just a short distance from all usual amenities such as bars, shops and restaurants. The property is also conveniently located near to Ibrox and Cessnock Underground Stations providing easy access to Glasgow's City Centre. Further, the property is a short distance from the M77 and M8 motorway networks to connect the property to the central belt and beyond with ease.



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

Hallway: 8.35m x 3.15m

Living Room: 6.45m x 4.61m

Dining Room: 5.37m x 3.71m

Kitchen: 4.60m x 2.90m

Shower Room: 1.77m x 1.61m

Landing: 4.37m x 3.10m

Bedroom 1: 6.00m x 4.50m

Bedroom 2: 4.60m x 3.76m

Bedroom 3: 3.20m x 3.10m

Bedroom 4: 4.70m x 2.36m

Bedroom 5: 3.40m x 3.15m

En-Suite: 1.66m x 1.82m

Bathroom: 1.66m x 2.58m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
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.



Total area: approx. 192.7 sq. metres (2074.3 sq. feet)