



# Seldom available main door period apartment located on the revered Queens Drive

Occupying a seldom available main door position within the listed terrace of Queens Drive, this outstanding four apartment period flat with expansive dining kitchen and master en suite.

Internally the property offers flexible accommodation within four principle apartments and further benefits from gas fired central heating with combination boiler and traditional sash and casement windows throughout.

Particular attention must be drawn to the continuation of parquet flooring extending throughout the hallway, lounge and kitchen which greatly enhances the overall quality of finish. While externally, a generous level communal garden can be found to the rear which offers both drying facilities and access to refuse stores.

The accommodation on offer comprises: entrance vestibule accessed via twin storm doors, immediately impressive reception hallway encompassing a period style fireplace, conveniently positioned utility room and two additional store cupboards; beautiful front facing lounge with twin window formation, feature fireplace and superb period cornicing; vast dining kitchen offering open views over Queens Park and comprising a range of wall and base mounted units coupled with an impressive range of integrated appliances; generously proportioned master bedroom to the rear with built in storage and access to a luxury en suite shower room; a further two well-proportioned double bedrooms to the rear and to complete the overall accommodation there is an attractive three piece house bathroom comprising a wash hand basin, WC and bath with overhead shower.

In summary, this represents a rare opportunity to acquire a main door period flat displaying a successful blend of traditional features and contemporary fixtures and fittings. All of which is perfectly pitched for the young professional or family buyer seeking traditionally proportioned accommodation in close proximity to local amenities and excellent transport links. In particular, Queens Park train station is situated a mere two-minute walk from the property in question and will grant access to Glasgow Central Station within ten minutes.

## Location

The property benefits from a sought after positioning within the highly regarded district of Queens Park and enjoys access to an excellent selection of local amenities on both Victoria Road and Pollokshaws Road. Particular reference should be drawn to the impressive range of trendy bars and restaurants available within the cosmopolitan setting of Strathbungo and Shawlands which are both a short walk away. Furthermore, a more diverse range of shopping is available within the highly regarded Silverburn Shopping Centre which is located a mere ten-minute drive away. There are numerous recreational facilities in the area including the award winning Pollok Park, the internationally renowned Queens Park and the Tramway performing arts venue which is regarded as an important cultural centre and is the home of the Scottish Ballet. Frequent bus and train services provide rapid commuter access to Glasgow city centre and beyond with Queens Park train station reachable within a two-minute walk. The property is well situated for a selection of highly regarded public and private schools.



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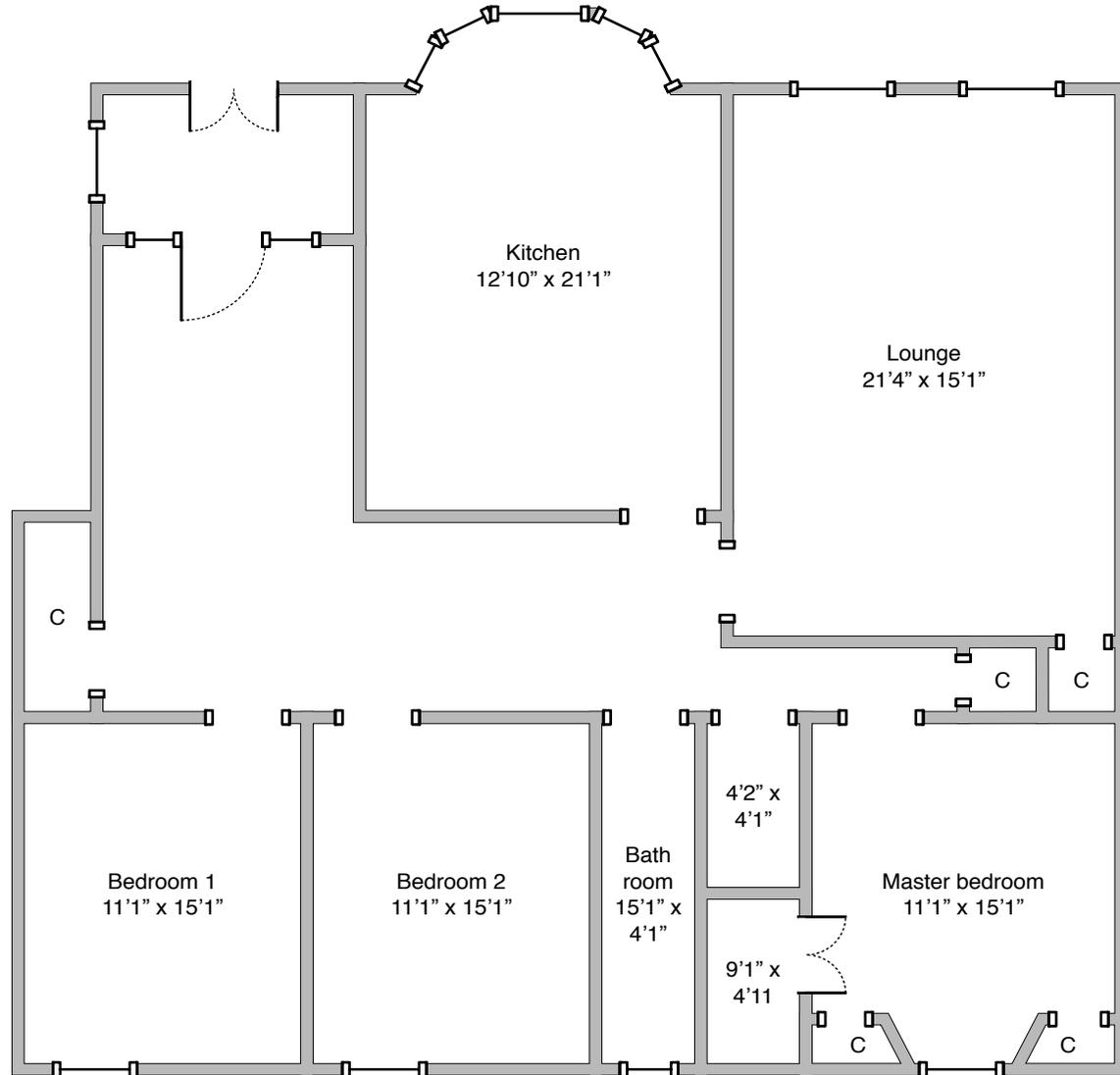


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# Queens Park

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