

THE CHURCH OF SCOTLAND EAGLAIS NA H-ALBA



**148 BEECHWOOD DRIVE, WEST END,
GLASGOW G11 7DX**



Spacious two-storey end-terraced house situated in a quiet street within the much sought after West End of Glasgow.

The subjects are approximately 110 years old and are of solid stone construction with a single storey rear projection. The subjects comprise an entrance porch, hall, living room dining room, kitchen, utility room with W.C. and four bedrooms, bathroom, cloakroom and single car garage.

The property is situated within the Broomhill and Jordanhill area of the west end of Glasgow. It benefits from various local amenities. The West End also offers various local cafes, bars and restaurants. There are also established schools within a short distance of the subjects. The subjects also benefit from good transport links with Jordanhill Railway Station being a short distance away and excellent road links to the Clyde Tunnel giving access to the M8 Motorway and Glasgow City Centre.

OFFERS OVER £400,000 ARE INVITED

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
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MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



ACCOMMODATION

The accommodation comprises as follows:

Ground Floor:

Entrance Porch and hall	
Living Room	(4.54m x 5.77m)
Dining Room	(4.34m x 4.12m)
Kitchen	(3.23m x 5.21m)
Utility Room	(2.45m x 3.49m)
W.C.	(0.8m x 1.2m)

Upper Floor:

Landing	
Bedroom 1	(4.56m x 4.02m)
Bedroom 2	(3.32m x 3.82m)
Bedroom 3	(4.38m x 4.20m)
Bedroom 4	(3.15m x 3.03m)
W.C.	(1.16m x 1.45m)
Bathroom	(2.27m x 2.25m)

Movables/Fittings and Fixtures

The sale price includes all fittings and fixtures throughout the property and includes the following items coffee table, dining table and chairs, a leather suite and chairs, desk and chair, double bed, single bed and wardrobes. No warranty is given as to the condition of these items.

Services

The subjects are served by mains electricity, water and the drainage. Heating is provided by a Gas fired central heating system with the "Worcester Greenstar" boiler located in the utility room.

Grounds

There is garden ground to the front, side and rear of the property.

Outbuildings

There is a storeroom to the side of the utility room which is accessed externally. The subjects benefit from a single detached garage.

Entry

Early entry is available

Viewing

Viewing by appointment. Please contact Mr Iain MacLeod on 07795014889.

Offers

Offers over £400,000 are invited and should be submitted in writing to:-

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regard to all matters prior to submission of offers

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