



13 HAMILTON AVENUE
POLLOKSHIELDS



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THE PROPERTY

6 | BEDROOMS 3 | BATHROOMS
5 | PUBLIC ROOMS

A striking blonde sandstone detached residence set in level private grounds, within “The Avenues” of West Pollokshields.

Set in level private grounds within the avenues of West Pollokshields a significant double fronted, blonde sandstone detached residence, originally dated from 1900-1905 or thereby.

Internally, the property boasts versatile accommodation within 8/10 principal apartments formed over 2/3 original levels. A wealth of period detail retained most notably original ceiling plaster work, woodwork, fireplaces and stained/leaded glass. Corum are of the opinion that early internal inspection is imperative to appreciate the extent, standard and flexibility of accommodation on offer at this asking price to avoid disappointment.

Complete accommodation extends to sandstone entrance portico, vestibule, welcoming hallway, cloakroom, WC, bay windowed formal drawing room extended to the side/west dedicated study/office, family/tv room, formal bay windowed dining room, further WC, utility room and boiler room, large living/dining kitchen extending through to the rear/garden room (direct access to garden).

The original staircase leads through half landing with feature stained/leaded glass half landing window, the upper landing reveals four flexible double bedrooms, master with dressing room and en-suite, separate main house bathroom. further original stair to attic level revealing two further bedrooms and extensive storage.

Specification includes gas central heating, part double glazing and security alarm system.

Externally, the property is set within beautifully maintained grounds. Twin pillar entrances allow access to a horseshoe drive to the front, further driveway leads to the left-hand side of the feu to a large, detached brick built double garage at the rear. Rear garden grounds are surprisingly private, fully enclosed and directly south facing.

In summary, number 13 provides excellent framework, a highly successful family home going forward and an opportunity not to be missed.









Local Area

The property is positioned within walking distance of shops and amenities upon Nithsdale Road/Kildrostan Street where thriving coffee shops, restaurants, delicatessens can be found. More extensive amenities can be found at Marks and Spencers store at Queens Park, Sainsbury's local on Darnley Road, Morrisons store at Crossmyloof, Newlands or Giffnock, The Avenue shopping mall at Newton Mearns, whilst the shopping mall at Silverburn is a short drive to the west.

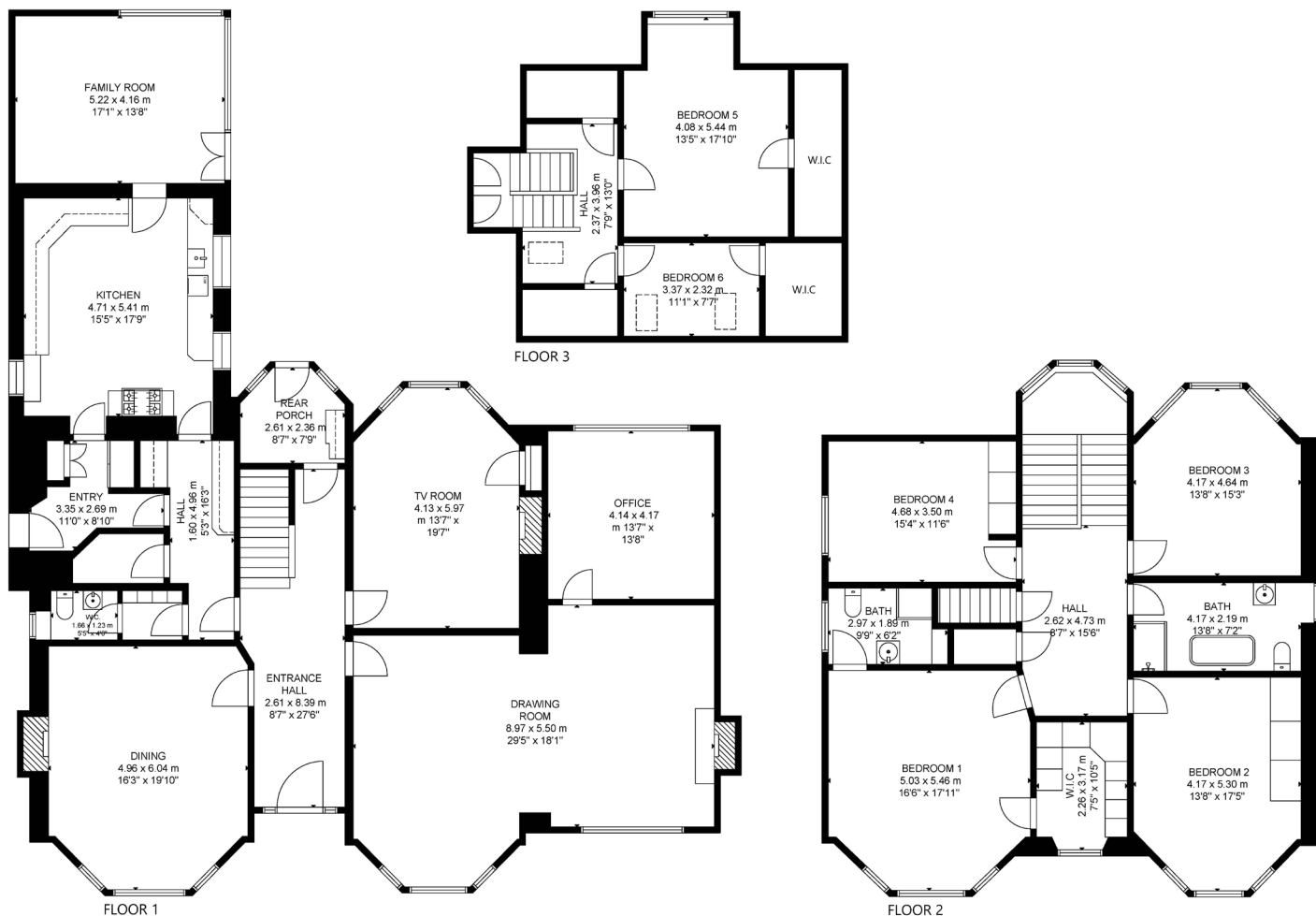
Recreational pursuits are varied namely at Titwood Bowling and Tennis Club, Clydesdale Cricket Club, Maxwell Park, Pollok Country Park where Pollok House and the world-famous Burrell collection can be found, also Bellahouston Park, Ski and Sports centre.

Schooling is available locally at primary and secondary level, there are also a number of pick-up points within G41 area for Glasgow's leading independent schools.

Frequent public transport services provide rapid commuter access to the City Centre. The M77 Connects the South side of Glasgow to Scotland's motorway network, Glasgow International airport, and the central belt beyond.

SS3990 | Sat Nav: 13 Hamilton Avenue, Pollokshields, G41 4JG

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



GROSS INTERNAL AREA
 TOTAL: 421 m²/4,537 sq ft
 FLOOR 1: 232 m²/2,498 sq ft, FLOOR 2: 132 m²/1,422 sq ft
 FLOOR 3: 57 m²/617 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

WE'RE **SOLD** ON YOUR FUTURE

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