



55 NEWLANDS ROAD

NEWLANDS



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55 NEWLANDS ROAD, NEWLANDS

4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A substantial 7 apartment attached sandstone villa, set in level corner grounds.

Set in established corner grounds at the junction at Newlands Road and Kintore Road, a significant sandstone attached villa dating from 1900/1905 or thereby.

Internally the property offers a versatile family accommodation within 7 principal apartments formed over three levels.

The building has been reroofed, the windows have been replaced with conservation type sash and case windows and benefits from gas central heating. Internal insp is highly recommended.

Complete accommodation extends to: entrance vestibule welcoming hallway, significant bay windowed lounge, separate formal dining room, bay windowed family sitting room, large dining size kitchen, cloakroom WC and utility ro the rear. Staircase leads to first floor revealing three significant double bedrooms, large main family bathroom, further staircase to second floor revealing large bedroom 4 and separate professionally refurbished shower room.

The property has undergone refurbishment, redecoration recarpeting in recent months.





Local Area

The property is positioned within walking distance of shops and amenities upon Newlands Road, further afield on Clarkston Road and Kilmarnock Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Morrisons' store at Newlands, Giffnock, The Avenue shopping mall at Newton Mearns or the shopping mall at Silverburn/Pollok a short drive to the west.

Recreational pursuits are varied including well maintained municipal parks, reputable health clubs/gyms and golf courses both public and private. Schooling is available locally at both primary and secondary level, there are also a number of pick-up points within Newlands for Glasgow's leading independent schools. Frequent public transport services provide rapid commuter access to the City Centre, the local railway station is approximately 200 yards

SS4007 | Sat Nav: 55 Newlands Road, Newlands, G43 2JP

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



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