



THE PROPERTY

3 | BEDROOMS 1 | BATHROOM
1 | PUBLIC ROOM

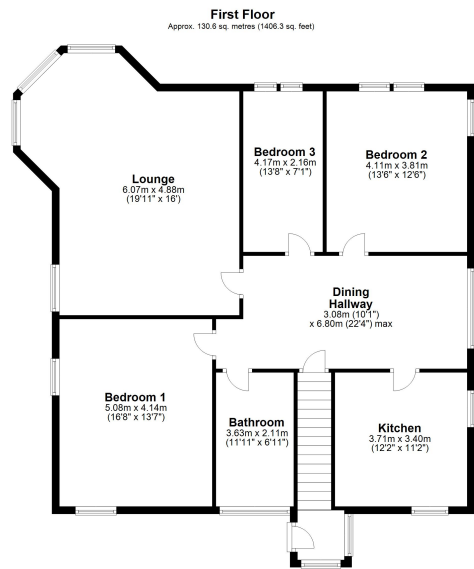
Occupying the entire first floor of a significant corner position detached stone built villa, this upper conversion has undergone a complete renovation program.

- Traditional upper conversion of a detached villa
- Versatile 4 apartment layout
- Dining hallway, new bathroom and bespoke kitchen
- Gas central heating, double glazed timber casement windows
- An array of period features
- Private enclosed rear gardens, front gardens#, driveway and single garage (lined)

Amenities

The property is positioned within walking distance of shops and amenities in central Shawlands. More extensive amenities can be found at the Morrisons' store at Newlands or Giffnock, the Tesco Express at Shawlands, the Lidl store at Newlands, or the shopping mall at Silverburn/Pollok, a short drive to the South West. Recreational pursuits within the general area are varied including well maintained municipal parks, tennis/squash clubs, bowling clubs, health clubs/gyms, golf courses both public and private. There are a number of schools available locally at both primary and secondary level, also there are a number of pick up points locally for Glasgow's other leading independent schools.





Total area: approx. 130.6 sq. metres (1406.3 sq. feet)

SS4063 | Sat Nav: 31A Newlands Road, Newlands, G43 2JG

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

For the full home report visit www.corumproperty.co.uk



■ ■ ■
c o r u m

WE'RE **SOLD** ON YOUR FUTURE

247 Kilmarnock Road Shawlands G41 3JF

Tel: 0141 636 7588 - Email: shawlands@corumproperty.co.uk - Fax: 0141 636 7589