







corum



## 39 S O U T H B R A E D R I V E , J O R D A N H I L L

4 | BEDROOMS    2 | BATHROOMS    3 | PUBLIC ROOMS

**A beautiful blonde sandstone, seven apartment, semi detached villa within the list 1 catchment area for Jordanhill School.**

This beautiful family home has been lovingly looked after by the current proprietor for almost 40 years. It has some of the most stunning original stained-glass windows within Jordanhill and the accommodation is extremely flexible for modern day family living.

The ground floor consists of a wonderful, grand reception hall with large under stair storage/cloak room off, spacious bay windowed lounge to the front, formal dining room, lovely rear sitting room, excellent home office/fourth bedroom, kitchen, pantry and a toilet and shower room. The fabulous original staircase leads to the first floor and the front stained-glass window, that has been double glazed, is situated at the top of the stairs. On this level there are three double bedrooms, a family bathroom and ample storage. There is also a large, partially floored loft space which could be converted into a further bedroom if needed, subject to the necessary planning and consents.

Externally, the house has a large driveway, garage, beautifully maintained front, rear and side gardens as well as a full height cellar under the house. In addition, the property has gas central heating and double glazing.



39 SOUTHBRAE DRIVE, GLASGOW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,163 SQ FT / 201 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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**WE4493 | Sat Nav:** 39 Southbrae Drive, Jordanhill, Glasgow, G13 1PU

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







## **LOCAL AREA & AMENITIES**

Jordanhill is an extremely popular West End suburb, with excellent local primary and secondary education at Jordanhill School. There are excellent sporting facilities, including Woodend Bowling & Tennis Club, where Corum are proud sponsors, and Hillhead Jordanhill Rugby Club, based at Hughenden. The area is within close proximity to Scotstoun Leisure Centre and show ground, home to the Glasgow Warriors. Jordanhill is adjacent to Victoria Park, one of the largest green spaces in Glasgow and the area also benefits from local pubs and restaurants, including The Three Crows and Little Soho.

The property is well situated for access to good public transport links, including Jordanhill Railway Station, Anniesland Railway Station and a number of bus routes. There is also easy access to Glasgow's motorway network, via the Clyde Tunnel and Clydeside Expressway.

For The Full Home Report Visit:

**[WWW.CORUMPROPERTY.CO.UK](http://WWW.CORUMPROPERTY.CO.UK)**





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WE'RE **SOLD** ON YOUR FUTURE

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