



**95 COURTHILL AVENUE**

**OLD CATHCART**



# THE PROPERTY

3 | BEDROOMS    2 | BATHROOMS  
2 | PUBLIC ROOMS

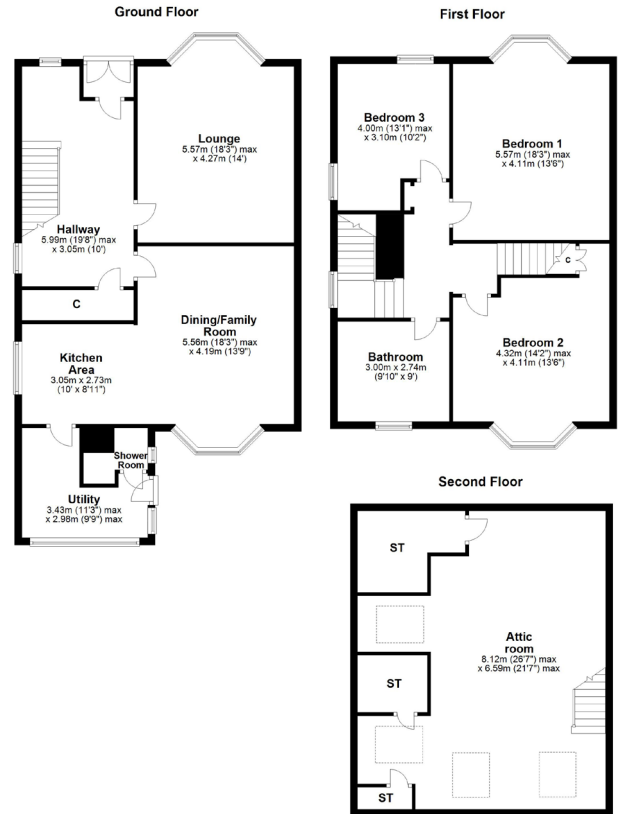
**An exceptional red sandstone semi-detached villa, set at the end of Courthill Avenue and presented in superb order throughout.**

- Broad hallway, large bay windowed lounge
- Exceptional open plan kitchen / dining / family room
- Sizable utility room with shower room off
- 3 bedrooms and generous family bathroom at first floor
- Huge, floored attic space with four Velux windows
- Driveway, beautiful, well stocked garden grounds, superb outhouse / office

## Amenities

The property is positioned within walking distance to shops and amenities upon Old Castle Road and further afield at Clarkston Road, where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Sainsburys Local at Muirend, Morrisons stores at Newlands and Giffnock. The shopping mall at Silverburn, Pollok is a short drive to the South West. Recreational pursuits are varied, mainly at Linn Park where nature walks/trails, equestrian facilities and municipal golf course can be found. Schooling is available at Primary and Secondary level, frequent public transport services provide rapid commuter access to the City Centre, the local railway station is a short walk away at Delvin Road.





SS4077 | Sat Nav: 95 Courthill Avenue, Old Cathcart, Glasgow, G44 5AB

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

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