



30 DOLPHIN ROAD

POLLOKSHIELDS

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4 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A truly delightful 7 apartment semi-detached villa set in level corner grounds, directly opposite Clydesdale Cricket Ground.

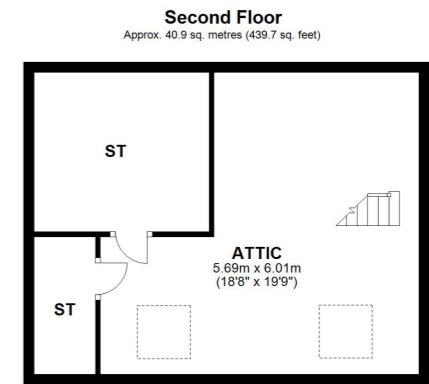
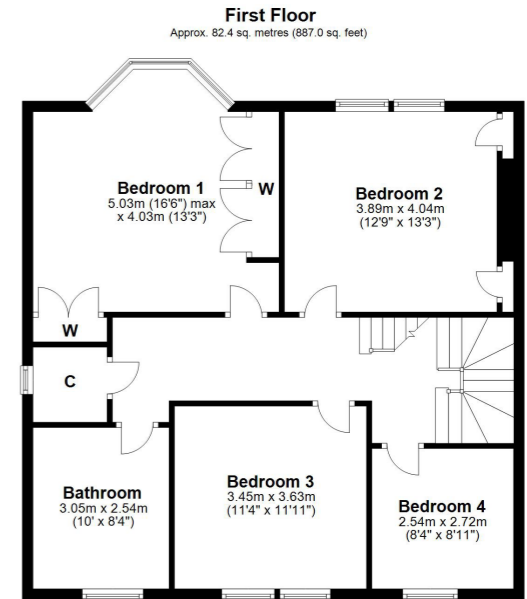
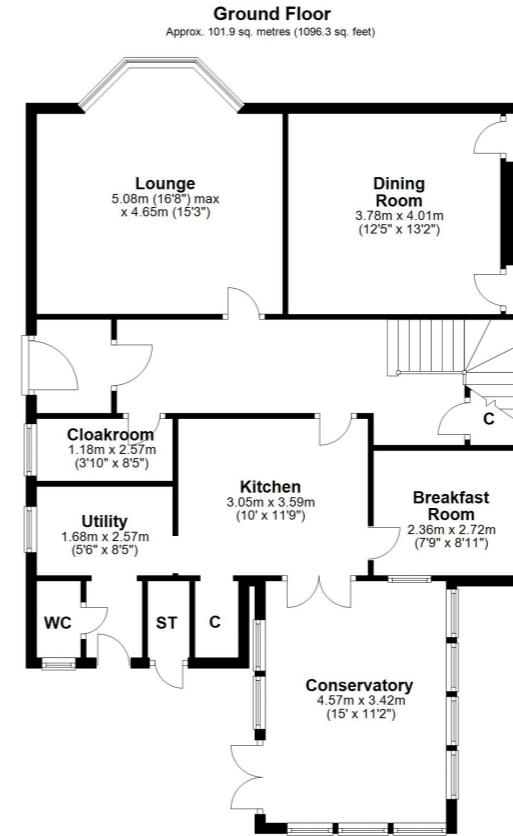
Set in corner position level private grounds directly opposite Clydesdale Cricket Ground, a traditional stone built semi-detached villa dating from 1931. Internally the property offers flexible family accommodation within seven principal apartments formed over two original levels.

Complete accommodation extends to vestibule, welcoming hallway with staircase returning to upper level and a cloakroom off, bay windowed main lounge with focal fireplace, formal dining room with two useful cupboards, whilst to the rear of the property is a modern fitted kitchen with pantry, utility room, downstairs W.C and breakfasting room off. There is also an impressive 15ft conservatory which leads, via French doors, directly to the enclosed gardens.

The original staircase leads to first floor where an extensive upper landing reveals four flexible bedrooms, built in linen cupboard and a beautifully appointed main house bathroom with large walk-in shower and twin wash hand basins. From the upper landing, access is granted via a fixed stair to a large floored and lined attic space, providing excellent additional storage. The property is finished in attractive décor throughout and has a system of gas fired central heating and double glazing.

Externally the property is set within expansive corner position garden grounds with driveway parking to the front, and driveway to the side (accessed from Kirkcaldy Road) with electrically controlled security gates, which leads to a detached double garage. Garden grounds to the rear are enclosed and Southwest facing providing bright sunny aspects, with large patio area, and well stocked gardens with a pond, lovely timber summer house and greenhouse.





The property is positioned within walking distance of shops and amenities in Pollokshields and on Nithsdale Road and Kildrostan Street where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks and Spencer's store at Queens Park, Sainsburys Local on Darnley Road, the Morrisons store at Crossmyloof, Newlands or Giffnock. The shopping mall at Silverburn is a short drive to the South West.

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

SS4097 | Sat Nav: 30 Dolphin Road, Pollokshields, G41 4DZ

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



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