



**46 CROMPTON AVENUE**

OLD CATHCART

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

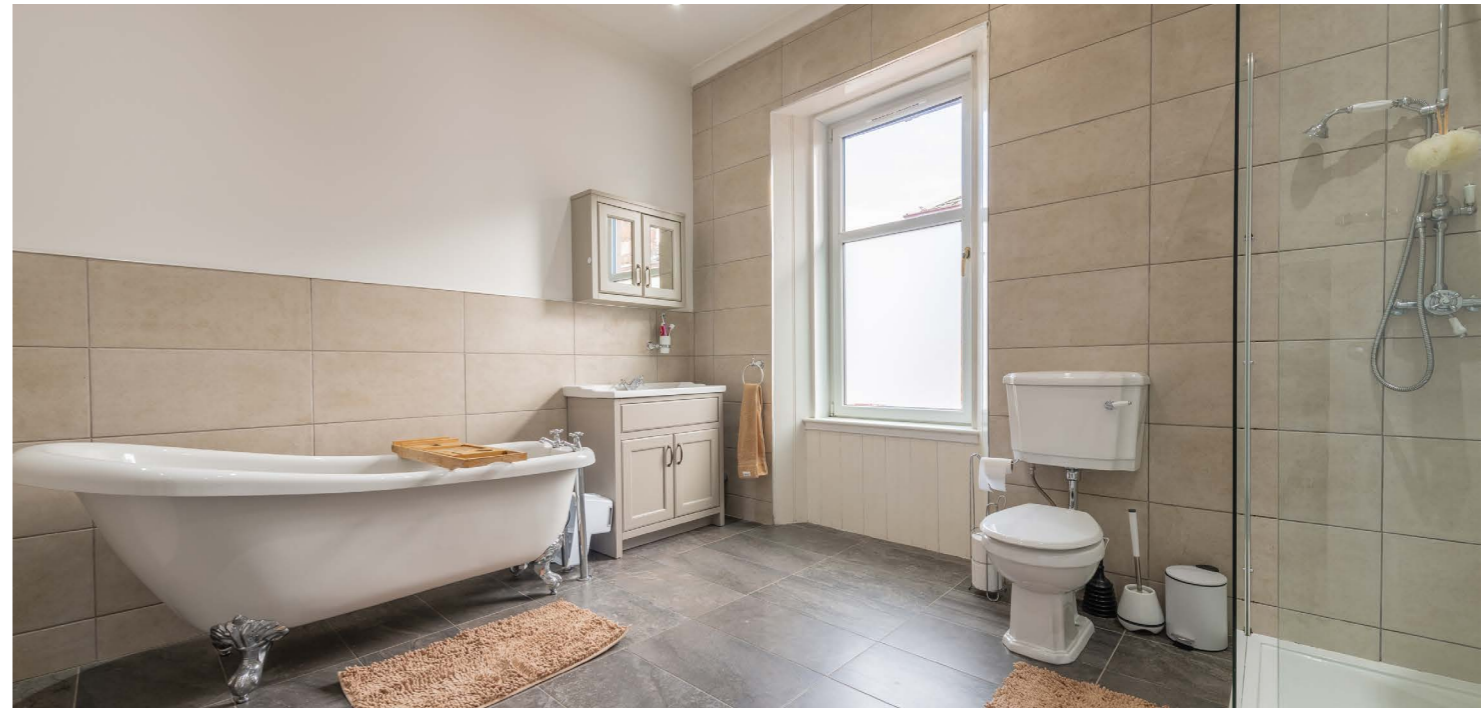
**A wonderful red sandstone semi detached villa set within an admired Cathcart address with level landscaped gardens.**

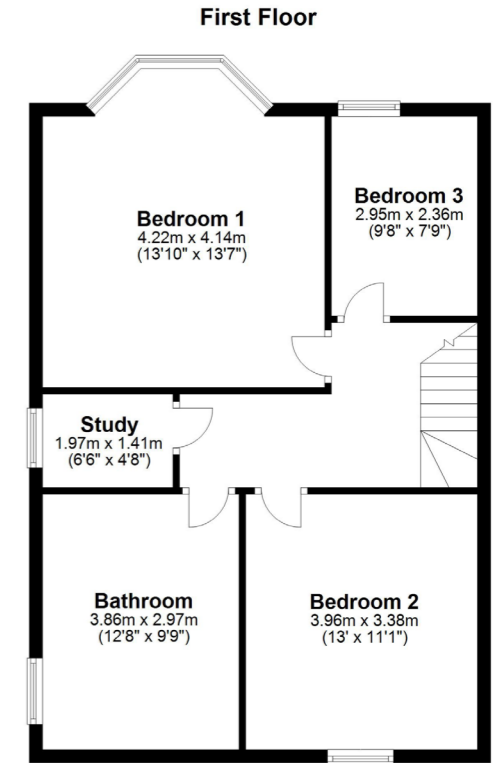
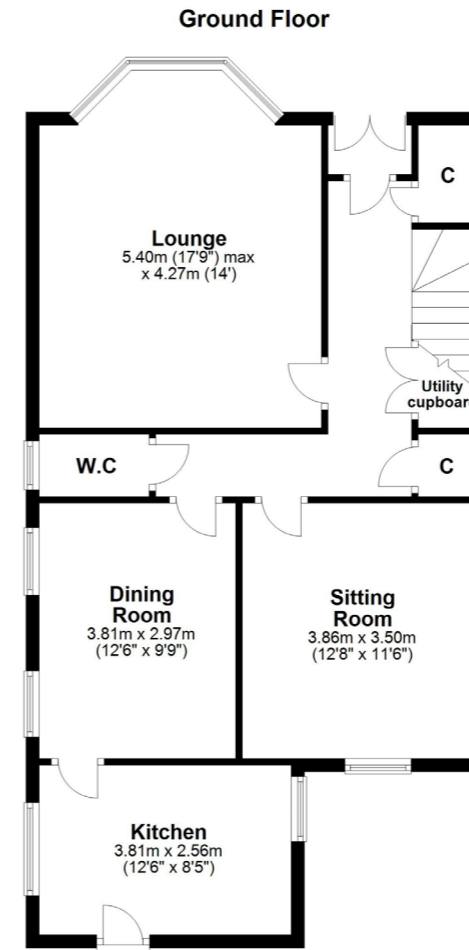
An impressive traditional red sandstone semi detached villa set within a sought after pocket of Cathcart, which has been upgraded and well maintained by the current owners and offers family friendly accommodation over two main levels.

With generous room sizes and fresh modern décor throughout, this accommodation extends to; vestibule via storm doors, broad entrance hallway with W.C, large storage cupboard and utility area, stunning front facing lounge with bay window offering views over the gardens and a lovely feature fireplace. To the rear, is a sitting room (could be used as fourth bedroom) and a dining room which leads to the modern kitchen.

The upper level has been altered to host 3 bedrooms (originally 4 bedrooms), a huge main family bathroom with white roll top bath and separate shower enclosure. There is also a useful study. There is also large, floored attic which would be suitable for storage and has the potential for conversion.

The specification includes gas central heating, double glazing and fresh decorative finishes. A number of period features have been retained: most noticeably, cornice detail, deep skirtings, original panelled doors and wooden floors. Externally, a mono block driveway provides off street parking. Garden grounds are level and beautifully maintained, with hedging to the front providing some privacy and an attractive cherry tree. Rear gardens are surprisingly private, fully enclosed and offer fantastic outdoor entertaining space and ideal for alfresco dining.





The property is positioned within walking distance of shops and amenities upon Old Castle Road and Clarkston Road, where a number of coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Sainsbury store on Clarkston Road, Asda store at Toryglen and Morrisons stores at Newlands or Giffnock. The shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied including well maintained municipal parks (close proximity to Linn Park), health clubs/gyms and golf courses both public and private. Schooling is available locally at primary and secondary levels. There is an excellent primary school (St. Fillans) approximately 200 yards walk. Frequent public transport services provide rapid commuter access to the City Centre. The local railway station at Cathcart is a ten minute walk away.

**SS4106** | Sat Nav: 46 Crompton Avenue, Old Cathcart, G44 5TH

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



WE'RE **SOLD** ON  
YOUR FUTURE



Corum Shawlands  
247 Kilmarnock Road, Shawlands, G41 3JF

**Tel:** 0141 636 7588

**Email:** [shawlands@corumproperty.co.uk](mailto:shawlands@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)