



1/2, 9 FOTHERINGAY ROAD

POLLOKSHIELDS

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4 | BEDROOMS

2 | BATHROOMS

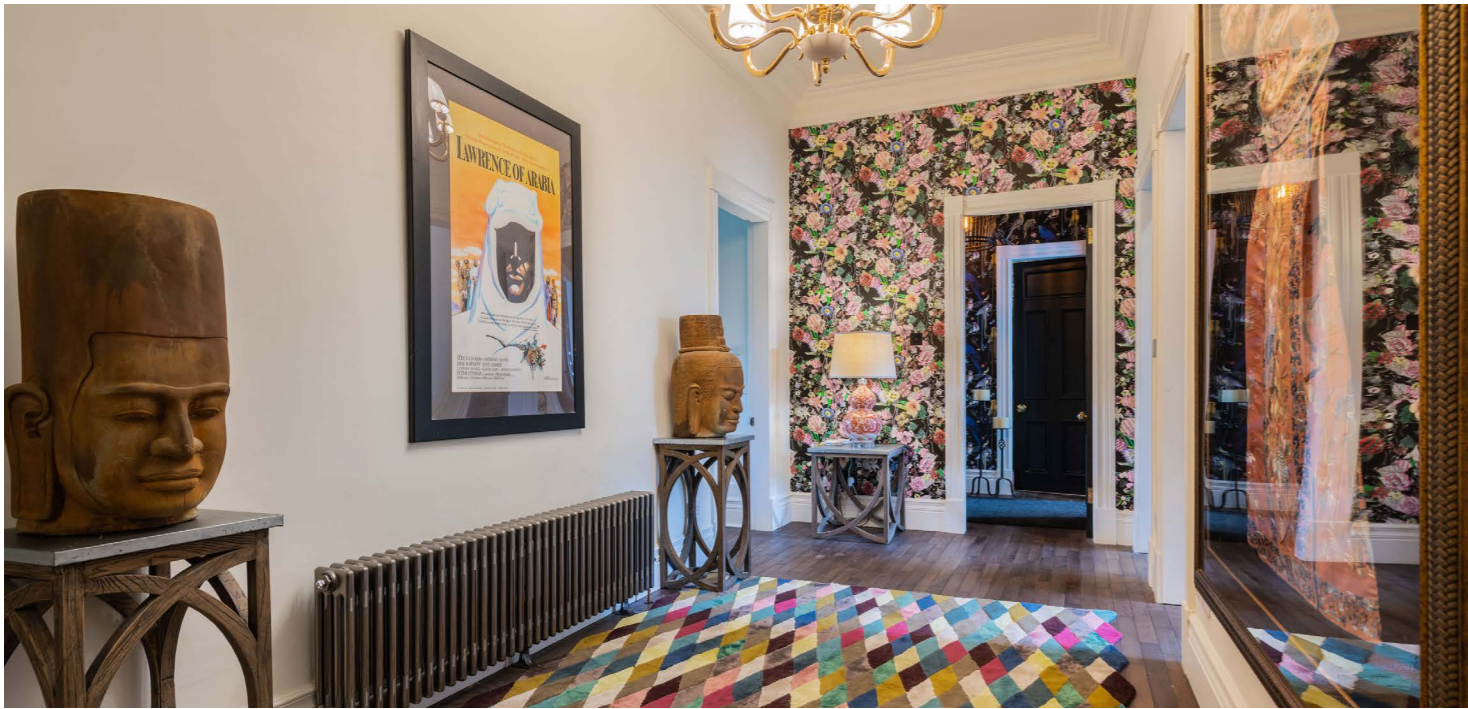
1 | PUBLIC ROOM

An exceptional example of a larger style townflat, enjoying a first floor corner position with attractive open outlook and sublime finish throughout.

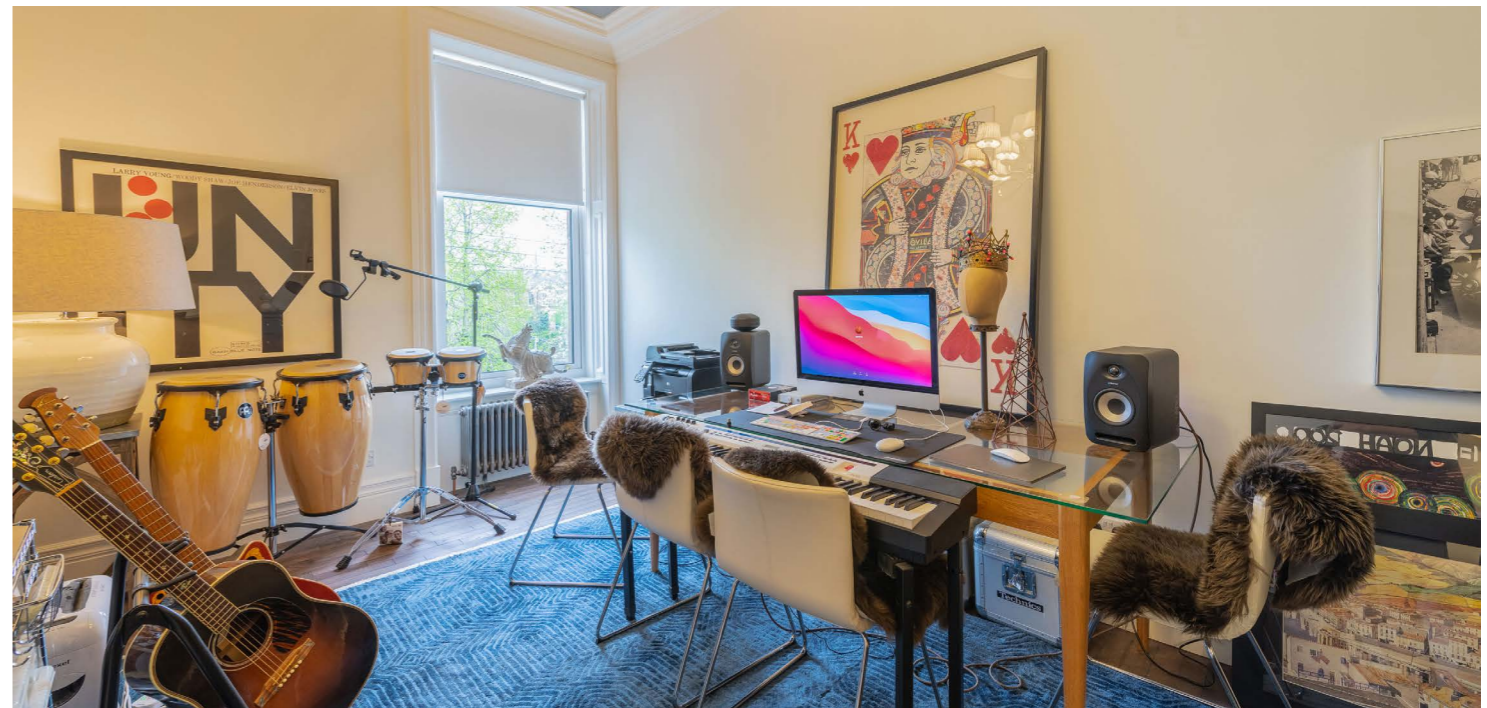
Corner sited and occupying a desirable first floor position with open outlook to the front, this impressive property has been completely reconfigured and upgraded by the current owners to an exacting standard. The property is in truly turnkey order and should appeal to a broad range of discerning buyers.

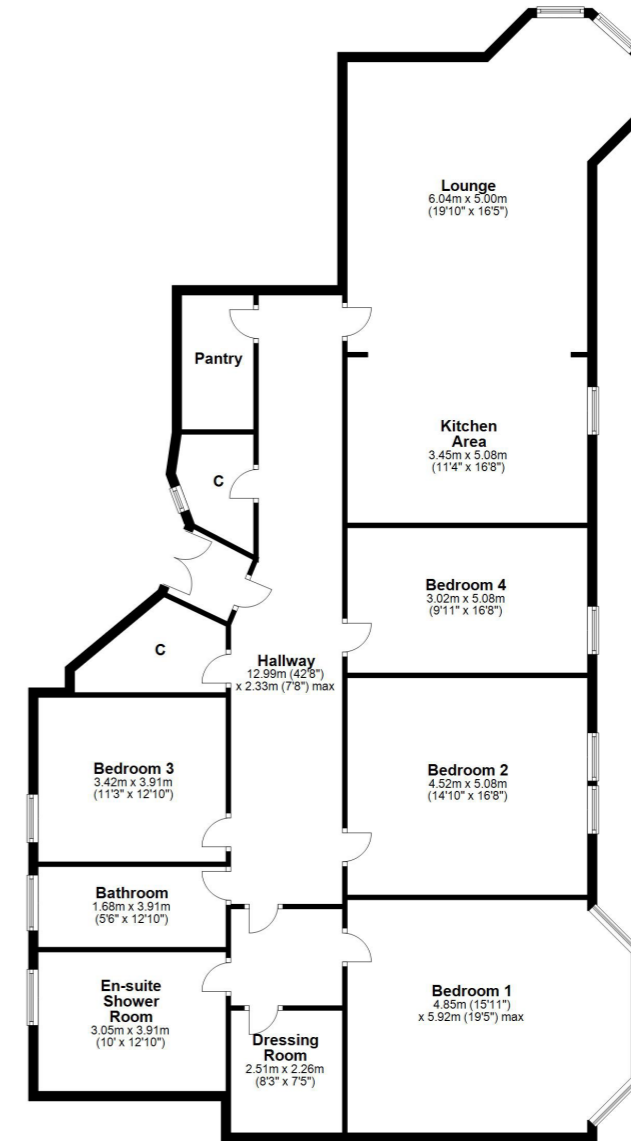
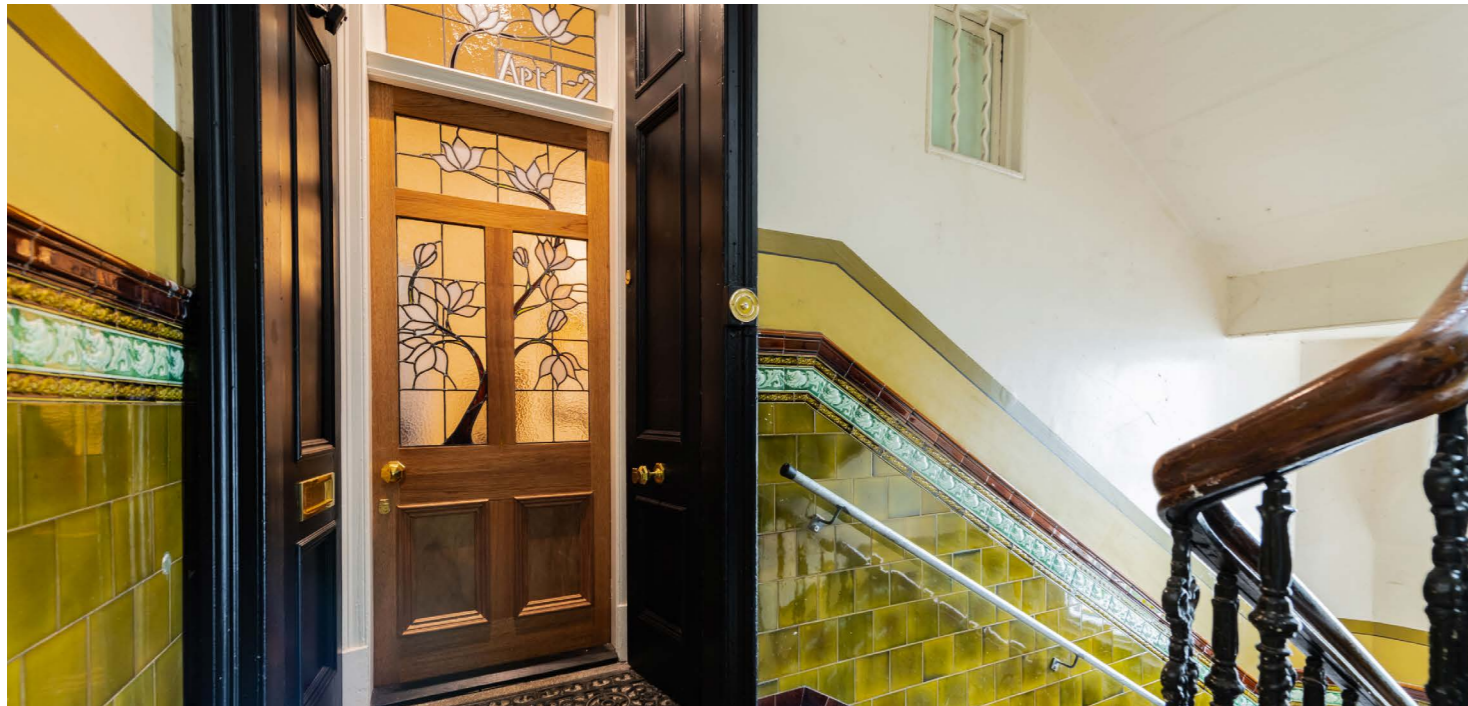
The property now comprises: entrance vestibule with beautiful entrance door with bespoke stained glass feature, 42ft hallway with three generous store cupboards, large corner lounge with lovely oriel window and feature fireplace. The kitchen has been moved from its former position to now sit open plan to the lounge, with a great range of units, quality inbuilt appliances and stunning display of granite worktops and breakfast bar. There are three double sized bedrooms (two with cleverly designed inbuilt wardrobes) and a beautifully appointed main family bathroom with quality sanitaryware, underfloor heating and standalone bath. At the end of the hallway, the owners have now created a master suite which incorporates an entrance hallway, dressing room, large bedroom with bay window and inbuilt storage and an opulent en-suite shower room with twin sinks, impressive walk-in shower and full tiling.

The property enjoys open outlooks from all rooms and maintains period detailing with a luxurious specification throughout. There is double glazing, gas fired central heating, secure entry system into communal close and well tended resident's gardens to rear. Early internal inspection is absolutely imperative.









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

SS4118 | Sat Nav: 9 Fotheringay Road, Pollokshields, G41 4LZ

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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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