



GLENESK

36 SHERBROOKE AVENUE, POLLOKSHIELDS

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5 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

Glenesk is a substantial sandstone home in the heart of the West Pollokshields conservation area surrounded by established grounds in a corner feu. Originally dating from the early 1900's, the property has been meticulously maintained by our clients who have combined tasteful fittings with a wealth of traditional period features.

The accommodation includes sheltered portico, vestibule via storm doors, 30-foot reception hall with twin Corinthian style columns, marble fireplace and under stair cloakroom, double aspect bay windowed drawing room, bay windowed sitting room and a double bay windowed dining room leading into the original butler's pantry. A fitted dining kitchen has a breakfast room adjacent before the rear ground floor plan delivers a useful boot room, WC and a separate utility room. A lovely conservatory on the south facing side of the building is accessed from the kitchen and breakfast room.

A broad return staircase is lit by three stained glass window units and leads to the first-floor level revealing five generous double bedrooms. Bedroom one has its own en-suite whilst bedrooms two and three share a clever "Jack & Jill" bathroom. There is also a study room/home office with guest bedroom and en-suite shower room. A modern main house bathroom is accessed from the landing area.

Sympathetic refurbishments have been carried out to the property although the manner of works allow original period features to be retained such as moulded woodwork, ceiling plasterwork, fire surrounds linen press and stained glass. The specification includes gas central heating, timber cased double glazing and the roof has been replaced in recent times. A large attic void is accessed through a ceiling hatch in the first-floor bathroom.

Externally the property sits within private, mature grounds bound by perimeter walls with a stone chipped path to the front door via twin gate piers. Owing to its corner position, Glenesk has gardens facing South, North, East, and West all of which deliver their own qualities. Off street driveway parking from Sutherland Avenue provides space for several vehicles and a double garage attached to the rear of the building also provides power and light.

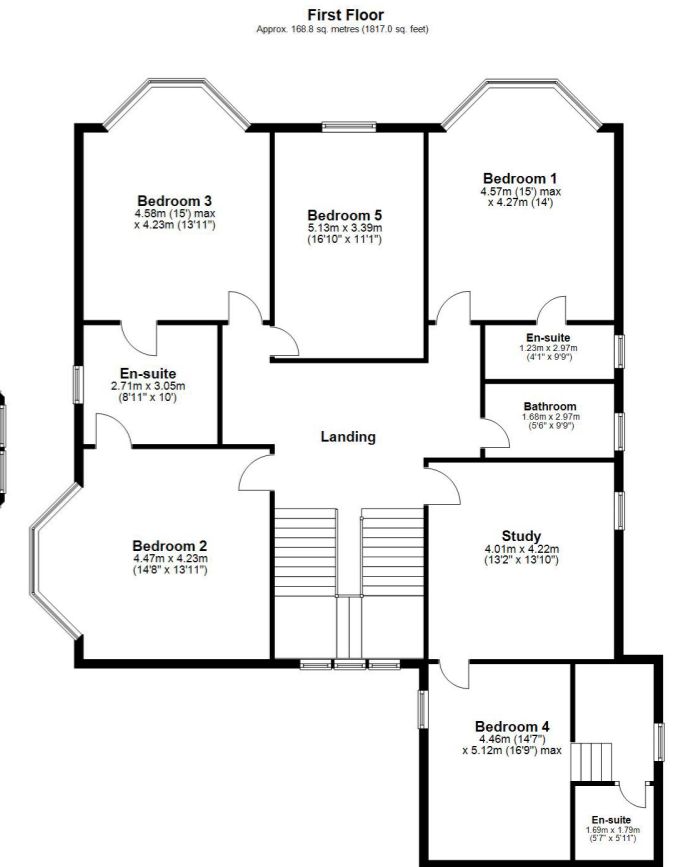
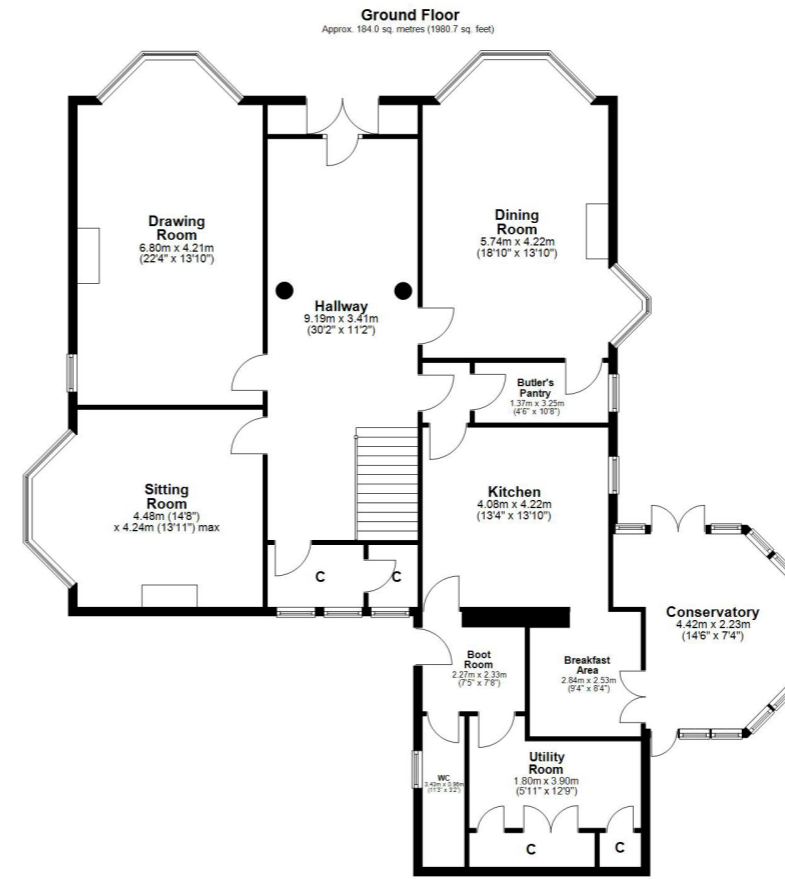












36 Sherbrooke Avenue is in a quiet pocket of West Pollokshields, only one mile from amenities on Nithsdale Road/Kildrostan Street and Strathbungo delivering shops, coffee houses, restaurants, and bars. Maxwell Park, Pollok Park and Bellahouston Park offer excellent recreational space whilst Dumbreck or Maxwell Park train stations are within half a mile of the front door. Junction one of the M77 connects Pollokshields to Scotland's motorway network.

SS4119 | Sat Nav: 36 Sherbrooke Avenue, Pollokshields, G41 4EP

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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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