



**20 LEDI ROAD**

MANSEWOOD

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

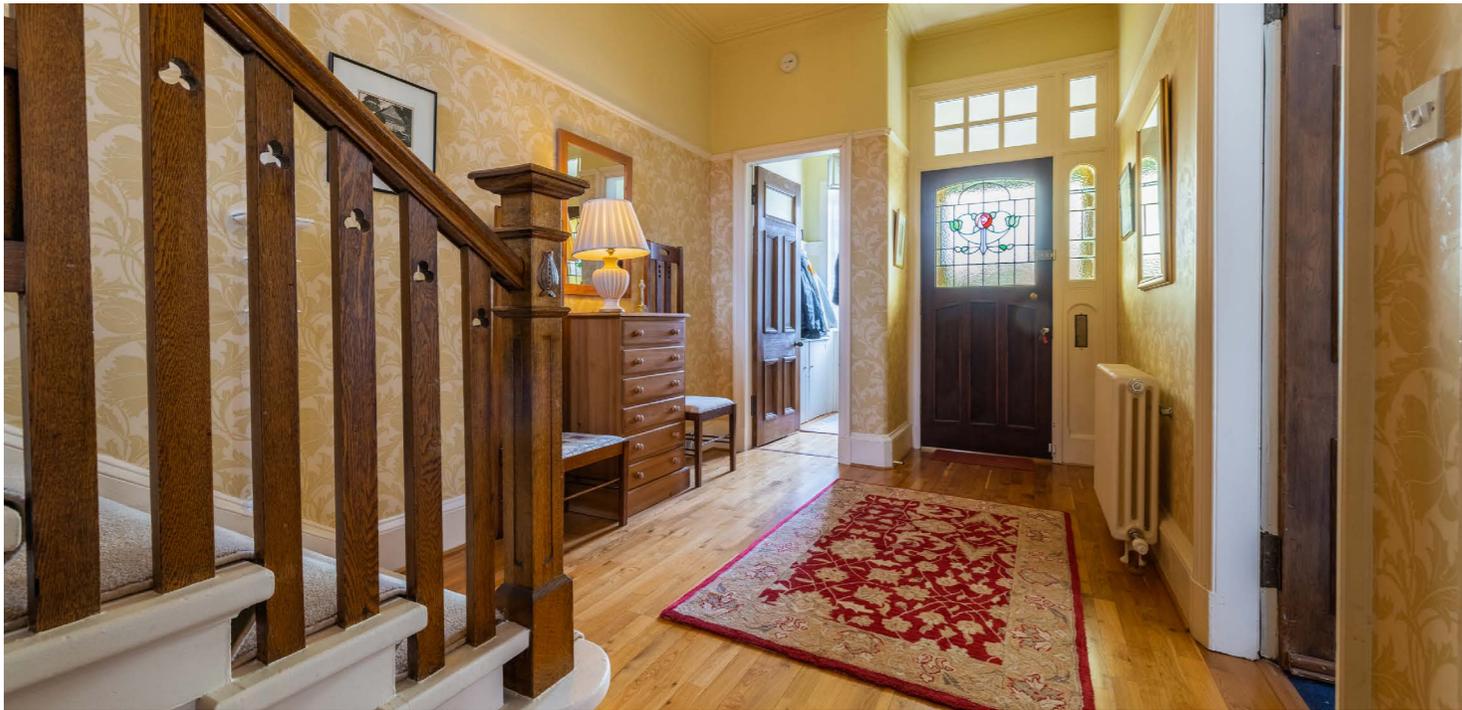
**Dungoyne is a distinctive sandstone semi-detached property surrounded by established garden grounds in a corner feu. Originally dating from 1913, the property has been meticulously maintained by our clients who have successfully combined tasteful fittings with multiple period features.**

The accommodation includes vestibule via storm doors, 33-foot reception hall with cloakroom cupboard adjacent, a bay windowed living room with gas fire, a comfortable bay windowed sitting room and a designated dining room. A terrific dining kitchen is accessed from the dining room or the ground floor hallway revealing floor and wall mounted units, a feature window seat and a cleverly fitted utility area with separate sink and ceiling pulley. A sleek shower room/wc is found off the hallway next to a useful under stair cupboard.

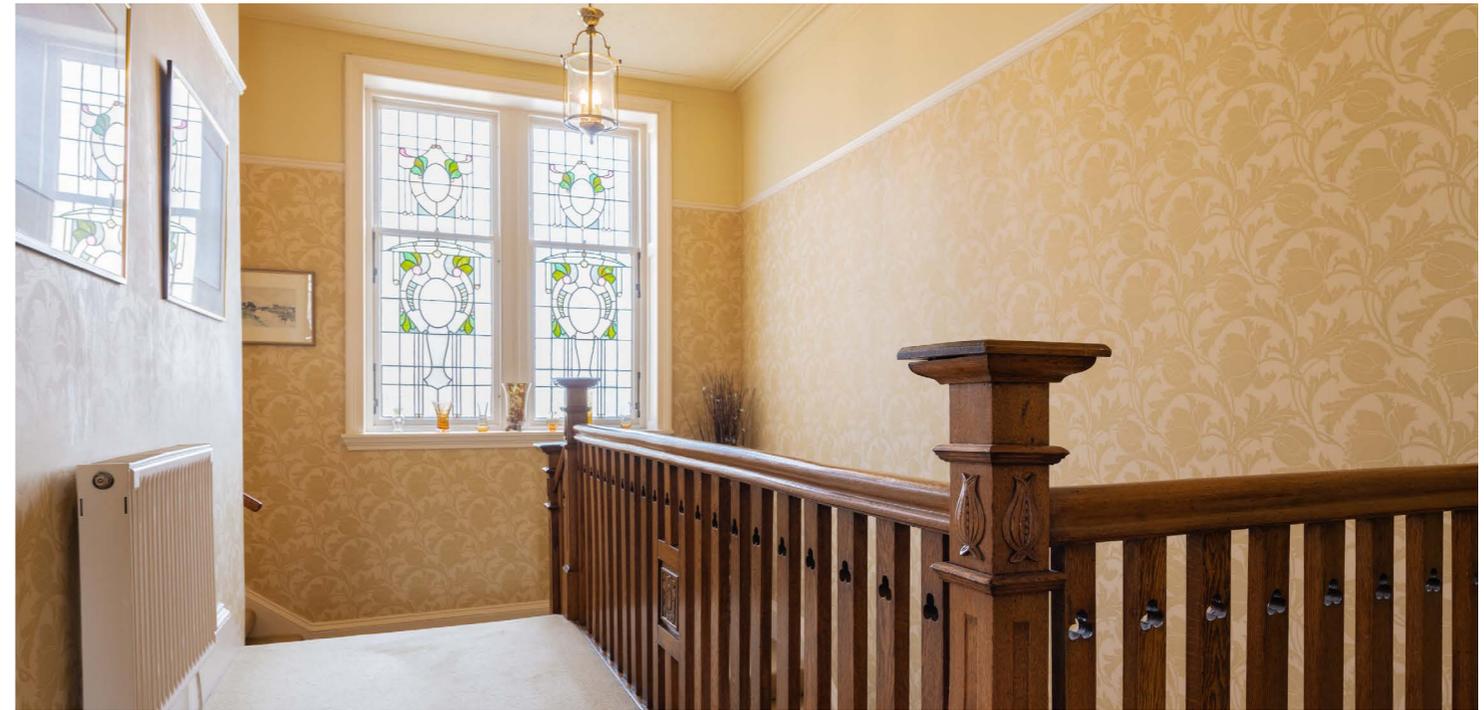
The original staircase with beautiful timber balustrade is lit by two windows at half landing and leads to first floor level revealing four versatile double bedrooms. Bedrooms one and two have bay window formations whilst the third bedroom is presently used as a study with high specification cabinetry fitted by Messrs Neville Johnson. The three-piece main house bathroom includes a roll top tub, wood panelling and a heated towel rail. A cupboard at first floor level gives access to a fixed ladder and ceiling hatch into a sizeable, floored attic space.

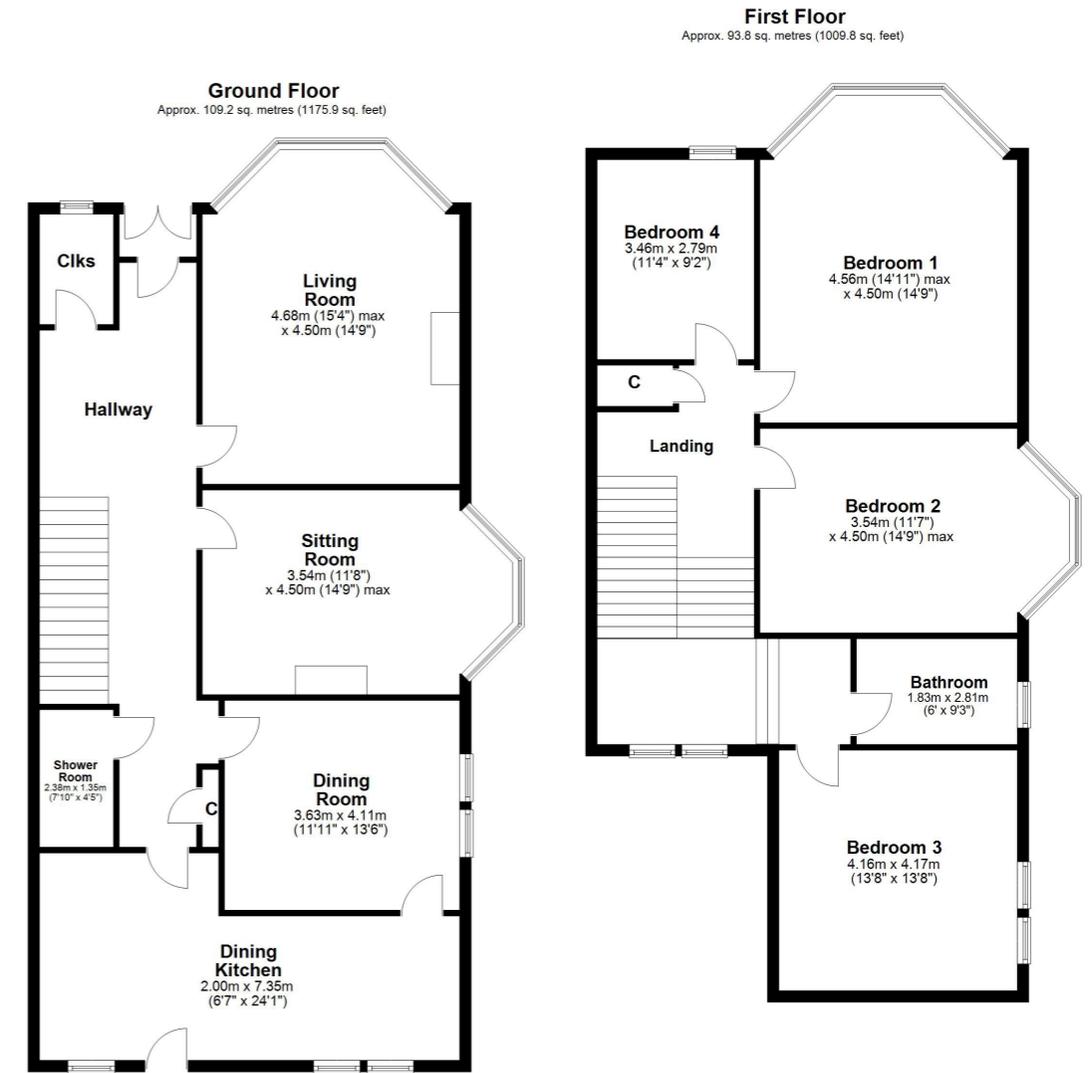
Sympathetic refurbishments have been carried out to the property over a number of years although numerous period features are still in situ including woodwork, ceiling plasterwork, fire surrounds and stained glass. The specification includes gas central heating, timber cased window units and a security alarm system.

Externally the property sits within mature grounds bound by perimeter walls with a stone chipped driveway from neighbouring Rostan Road. Owing to its corner position, Dungoyne has gardens on three sides of the building all of which deliver different qualities. The rear and side gardens are ideally suited for alfresco entertainment and deliver a summer house, a separate timber hut and a large shed (formerly the garage). There is power provision to the rear garden, summer house and large shed as well as a convenient outside tap.









20 Ledi Road is within two miles of an abundance of amenities whilst Newlands Park and Pollok Park offer excellent recreational space. Pollokshaws East and West train stations give commuter access into Glasgow city.

SS4120 | Sat Nav: 20 Ledi Road, Mansewood, G43 2AJ

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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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