



**4 AYLMER ROAD**  
NEWLANDS

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**This attractive stone semi delivers versatile accommodation in a particularly peaceful Newlands address**

Positioned in level garden grounds this semi-detached property originally dates from the early 1900's. The subjects retain period features inherent within a home of this age alongside impressive dimensions and modern finishes.

The accommodation includes vestibule via storm doors, bay windowed living room with open working fire, designated dining room with feature wood burner, under stair storage and a large dining sized kitchen with side door to rear garden.

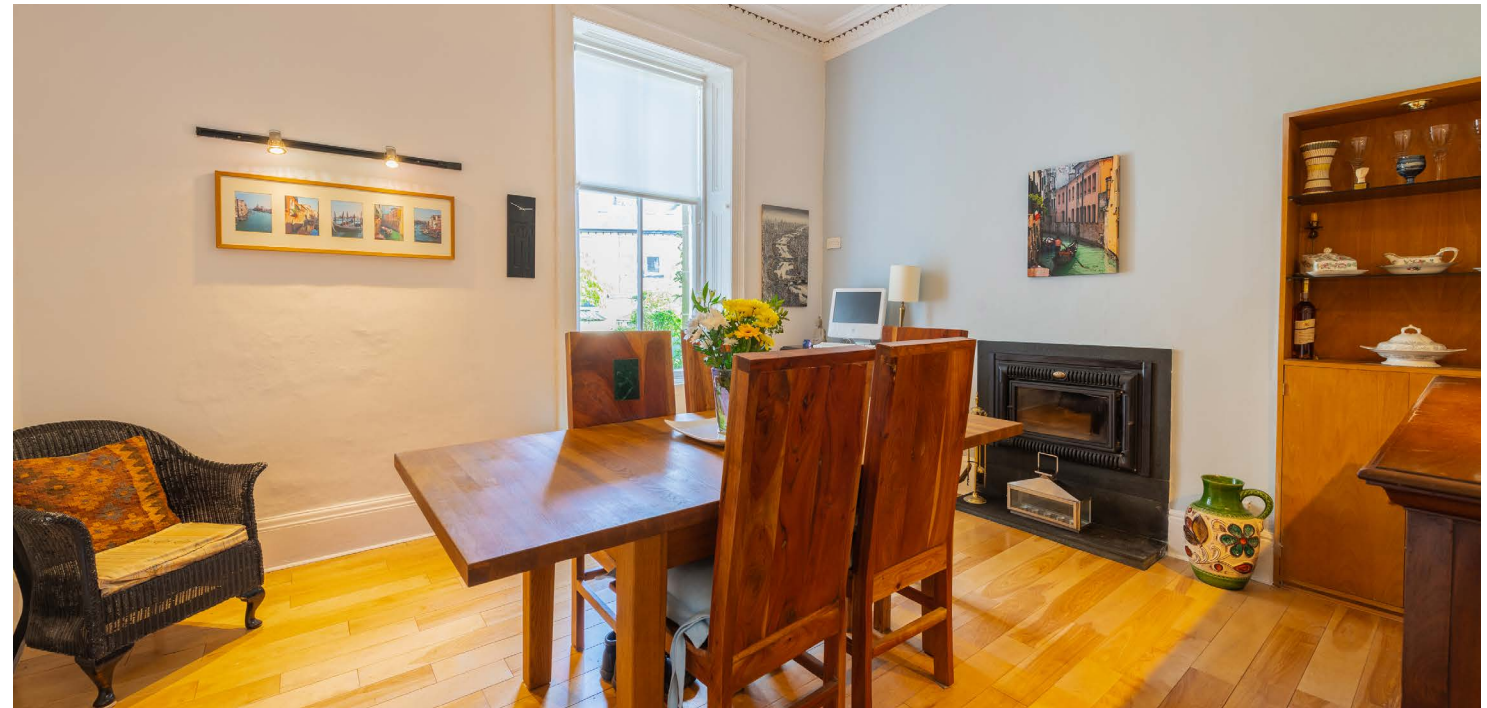
The original staircase leads to a split landing from where four flexible bedrooms are accessed (master with bay window formation) and a three-piece main house bathroom has a shower over the tub. A further fixed stair leads to a convenient floored and lined attic conversion. The attic consists of a landing area, two rooms, four Velux rooflights and a shower room/wc.

The specification includes timber cased window units, gas fired central heating and a security alarm system. Traditional features are retained such as moulded woodwork, ceiling plasterwork and fire surrounds. Stone chipped driveway parking is provided to the front and the property has a wonderful rear garden with boundary walls, potting sheds providing external storage and a delightful greenhouse.





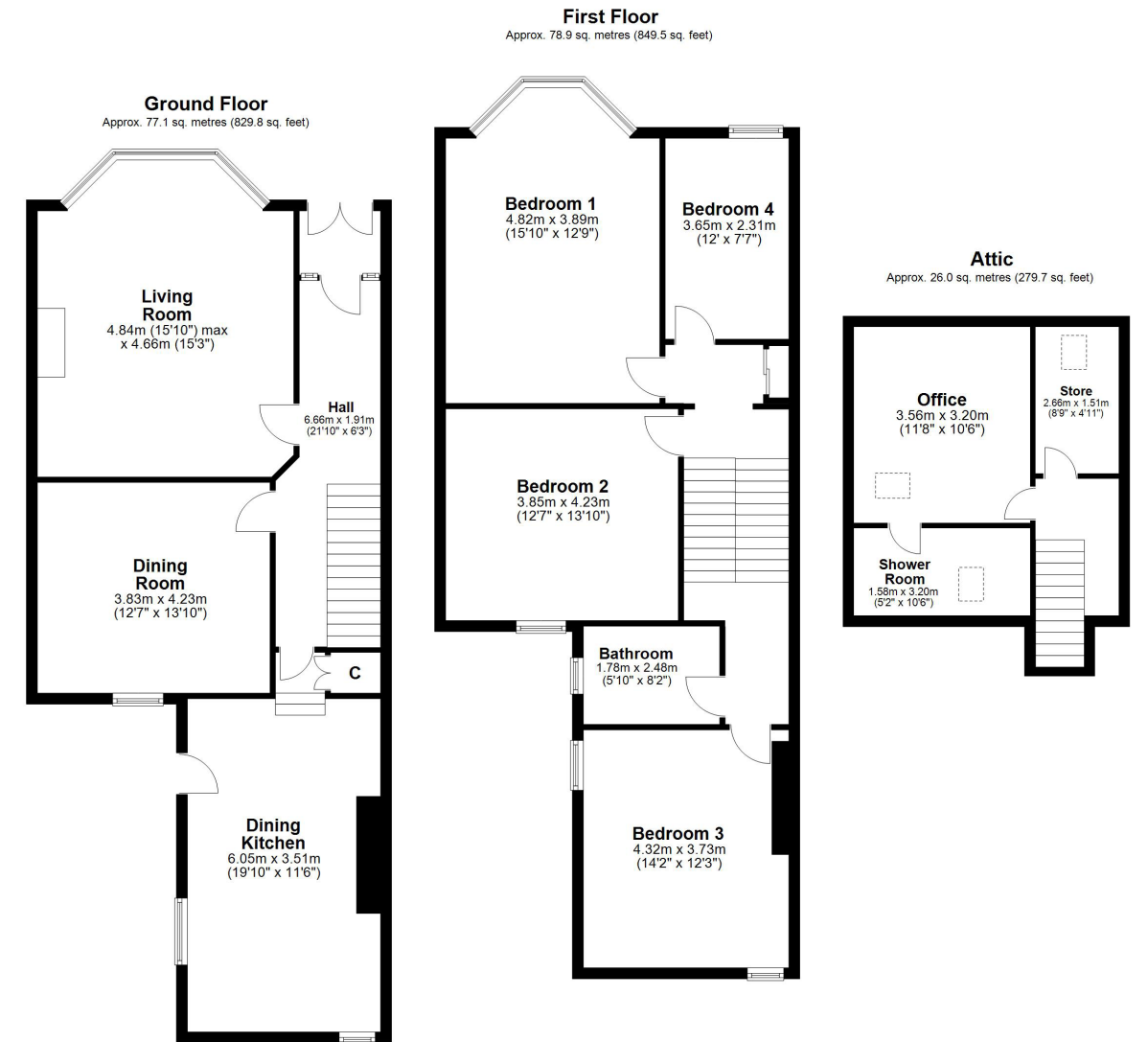












4 Aylmer Road is within half a mile of Newlands Tennis Club and Newlands Park where the popular Dandelion Café is found. Amenities are available at the Sainsburys store in Muirend, the Morrisons store near Shawlands or the Silverburn shopping centre. Langside railway station is approximately 150 yards from the front door operating on the swift Cathcart Circle line whilst junction two of the M77 is only two miles away.

SS4123 | Sat Nav: 4 Aylmer Road, Newlands, G43 2JN

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.





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