



44A QUEEN MARY AVENUE

QUEENS PARK

www.corumproperty.co.uk



c o r u m



3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Occupying the entire upper half of this significant "B" listed period villa, an upper conversion which is presented to the market in great order. The property offers flexible/versatile accommodation within five main apartments formed primarily on one level with off-street parking and extensive garden grounds to the rear.

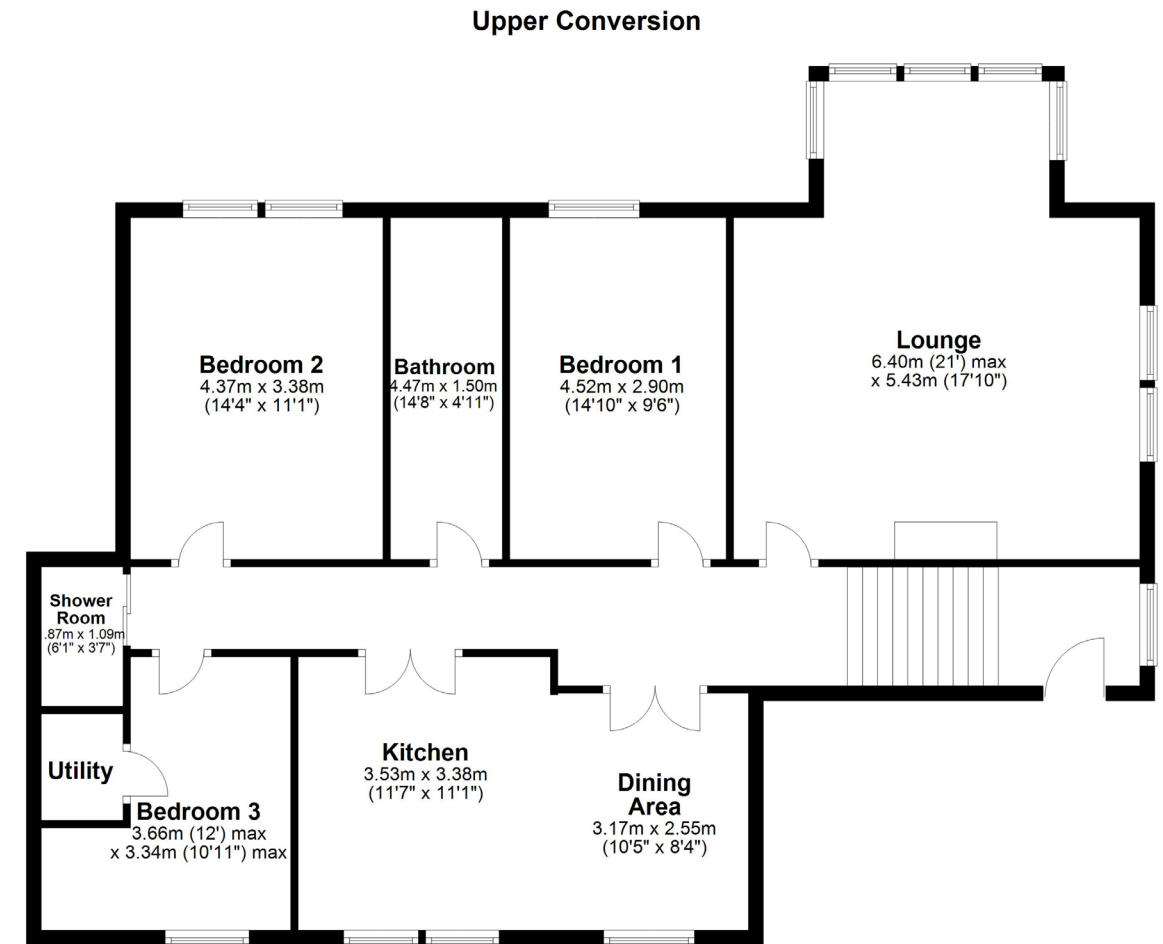
The complete accommodation extends to: entrance vestibule, upper hallway with solid wood flooring, superb double aspect corner lounge with period fireplace detail, separate dining room which is now open to kitchen with French doors to hallway, a fitted contemporary kitchen, three flexible bedrooms, main bathroom and separate contemporary family shower room.

The specification includes gas central heating, traditionally styled timber framed window units (recently refurbished) and fresh modern décor throughout.

The property sits within generous established grounds which to the front afford off-street parking for at least two or three vehicles and passage to the right hand side of the building to the rear. Entrance to the rear gardens can only be described as outstanding; it is understood that the entire plot extends to 0.45 acres or thereby.

The garden grounds are extensive, generally laid as lawn with a number of bushes and trees aiding seclusion and privacy, space for garden/patio furniture, raised planted beds and a timber outhouse with power and bi-fold doors to decking.





The property is positioned within walking distance of shops and amenities upon Victoria Road and further afield in central Shawlands where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks & Spencer store in Queens Park, the Morrisons store at Crossmyloof or Newlands, or the Silverburn shopping mall, a short drive to the South West.

Recreational pursuits within the area are varied namely at Queens Park where nature walks/trails, all-weather football pitches and tennis courts can be found. Local schooling is available at both primary and secondary level. Frequent public transport services provide rapid commuter access to the City Centre.

SS4161 | Sat Nav: 44A Queen Mary Avenue, Queens Park, G42 8DT

For the full home report visit 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



C O R U M

Corum Shawlands
247 Kilmarnock Road, Shawlands G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk