



2/1, 137 FOTHERINGAY ROAD

POLLOKSHIELDS

www.corumproperty.co.uk





3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

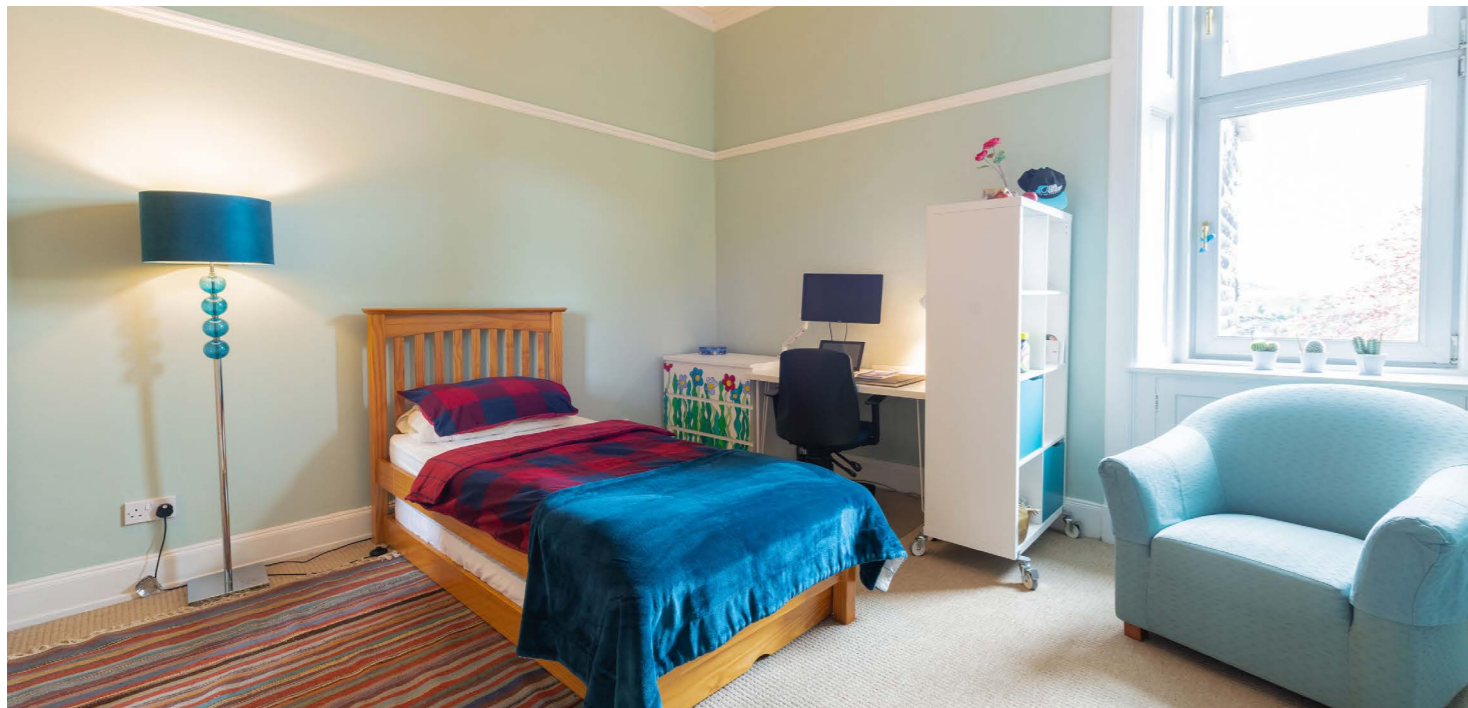
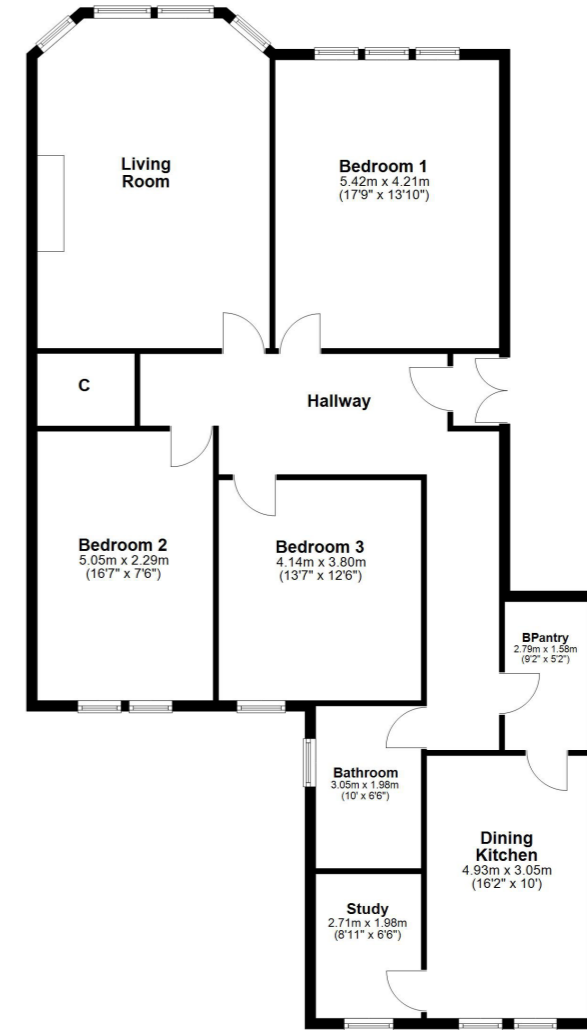
This tremendous town flat provides four core apartments, beautiful features, outstanding privacy and natural light.

Occupying a prominent top floor position in Pollokshields this charming property delivers well-proportioned accommodation on a much admired address. 137 Fotheringhay Road sits in the Pollokshields conservation area and is nearby thriving amenities as well as parks and regular public transport options.

The accommodation includes: well-maintained resident's stairwell, private vestibule, "dogleg" reception hallway and a tremendous bay windowed living room with focal point fireplace, parquet flooring and a bespoke window seat. There are three generous double bedrooms and the rear hallway leads to a four piece bathroom including a shower cubicle, a cast iron tub and vintage, vitrolite tiling. A useful butler's pantry retains original cabinetry and leads into a modern dining kitchen with fitted floor/wall mounted units. A valuable study/home office is found adjacent to the kitchen.

The specification includes a video door entry system, gas central heating and double glazing alongside secondary glazed units. Some lovely woodwork and ceiling plasterwork are retained within the property and there is a large storage cupboard off the hallway. The building is factored by a reputable Glasgow firm and a shared rear garden is accessed from the common close. Further storage is found in the form of a private cellar.





137 Fotheringay Road is only half a mile from shops in Pollokshields and Strathbungo where independent coffee houses, restaurants and bars can be found. Recreational pursuits are available at Maxwell Park, Pollok Country Park and Titwood Tennis Club. Maxwell Park train station is literally across the road, Shields Road underground station is less than one mile away and the M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4130 | Sat Nav: 137 Fotheringay Road, Pollokshields, G41 4L

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



Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk