



TABOR

30A SUTHERLAND AVENUE, POLLOKSHIELDS

www.corumproperty.co.uk


c o r u m



4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A highly versatile 6 apartment duplex upper conversion of Tabor, a distinctive B listed Arts and Crafts style villa designed by renowned architect James Miller and a feature on the Pollokshields Heritage Trail.

Occupying the upper two thirds of this distinctive, Arts and Crafts style villa, a 6 apartment duplex conversion which will surely appeal to the young professional couple, young family or mature right sizing couple alike.

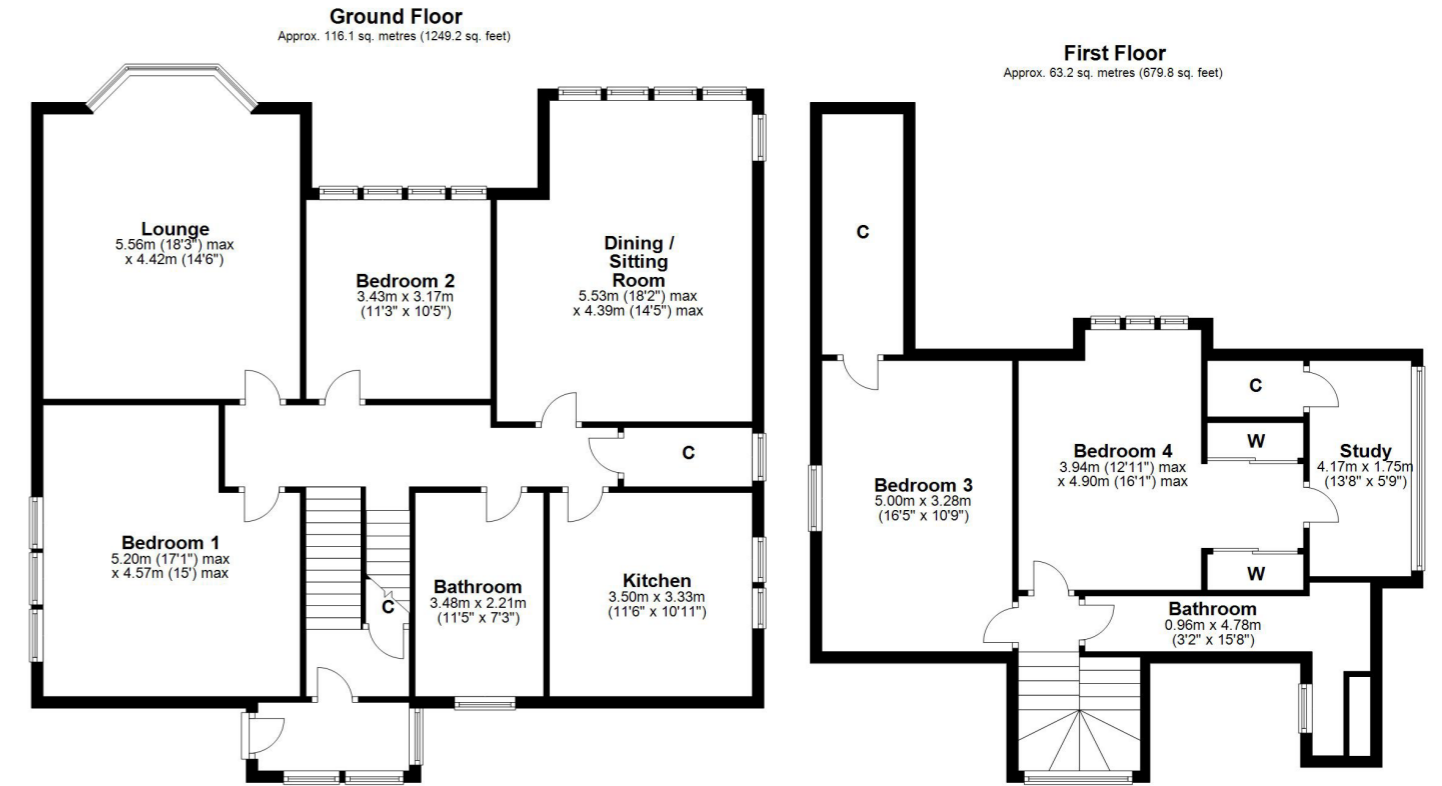
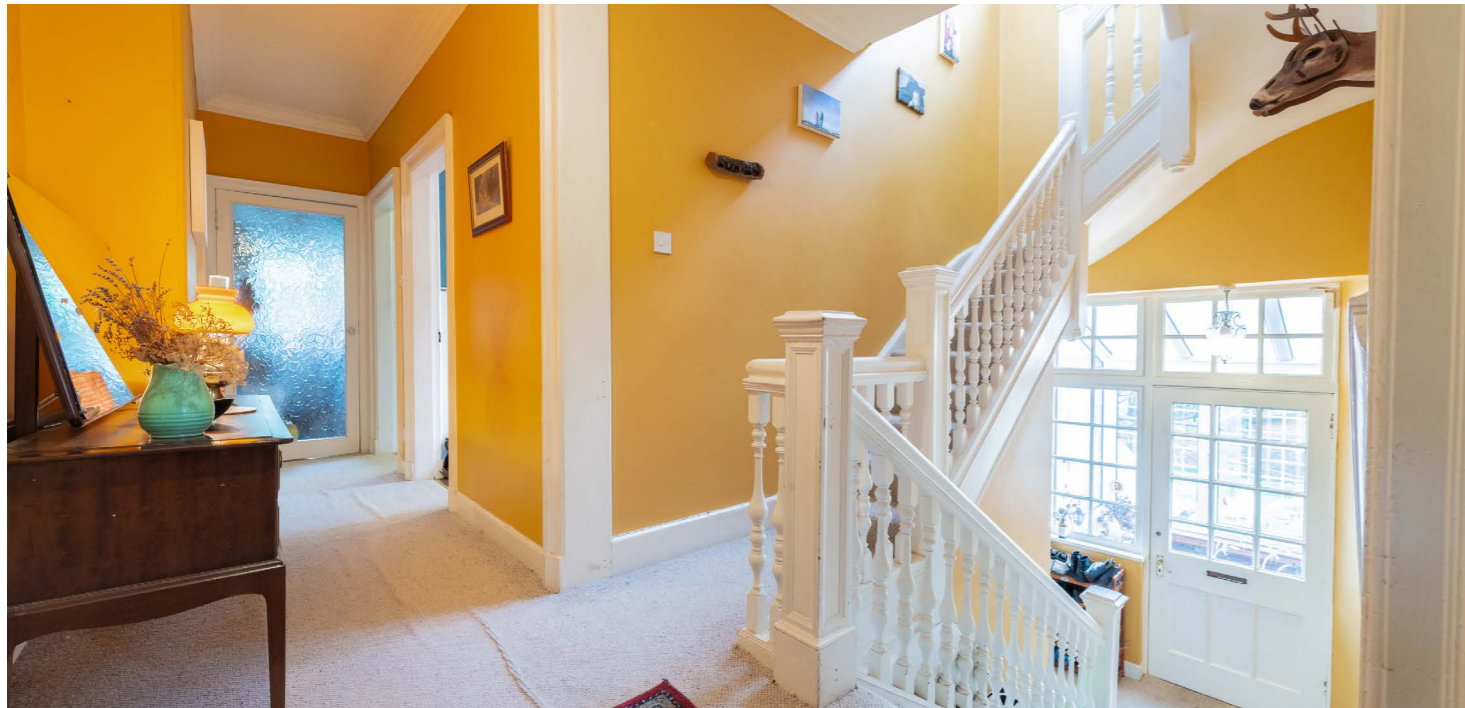
The complete accommodation extends to a private stair to entrance porch / vestibule entering the half landing and the remaining part of the original staircase to first floor; substantial bay windowed main lounge, separate bay windowed dining / sitting room, beautifully appointed contemporary kitchen fitted 2022, sizable main family bathroom and 2 flexible double bedrooms (one being the sizeable master bedroom). A further original stair leads to second floor level revealing two charming, double sized attic bedrooms, one with rumpus / tv room, the other having a study adjacent and separately a guest shower room.

The specification includes gas central heating and part double glazing. Externally, the property affords private driveway access and parking for at least two or three vehicles. The rear gardens are truly a must see and are fully enclosed, landscaped, and well-tended.









The property sits within the revered avenues of West Pollokshields and is positioned within walking distance of shops and amenities on Nithsdale Road and Kildrostan Street where thriving coffee shops, restaurants and delicatessens can be found. The thriving neighbourhood of Strathbungo is just across the bridge and more extensive amenities are available at the Marks and Spencer's store at Queens Park, the Sainsburys Local on Darnley Road, the Morrisons stores at Crossmyloof, Giffnock or Newlands and The Avenue shopping mall in Newton Mearns. The shopping mall at Silverburn is a short drive to the West. The four-star Sherbrooke Castle Hotel is located a few minutes walk away, giving access to dining and drinks, indoor and out.

SS4132 | Sat Nav: 30A Sutherland Avenue, Pollokshields, G41 4H

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