



221 TITWOOD ROAD
POLLOKSHIELDS

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4 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

This deceptive stone fronted home has been cleverly extended and is less than 300 yards from the award-winning Pollok Park.

The accommodation includes entrance vestibule, broad reception hall with WC adjacent and a bay windowed living room with decorative fireplace. A designated dining room opens into a comfortable sitting room, and both give access into a wonderful living kitchen space flooded with natural light via glazed doors and a bespoke ceiling skylight.

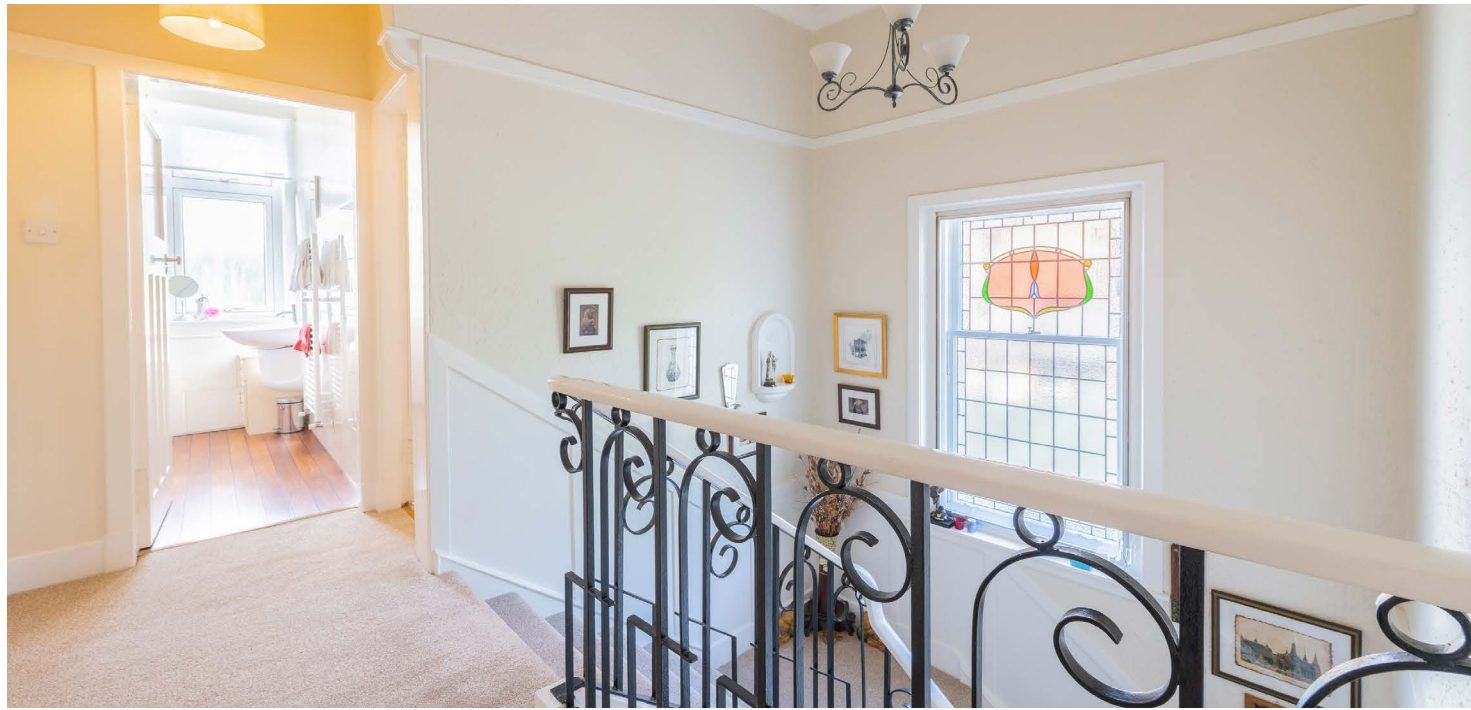
The original staircase lit by two beautiful gable end windows leads to first floor level revealing four flexible bedrooms and a three-piece family bathroom. There is a linen cupboard off the landing area and a ceiling hatch giving access to a large attic void.

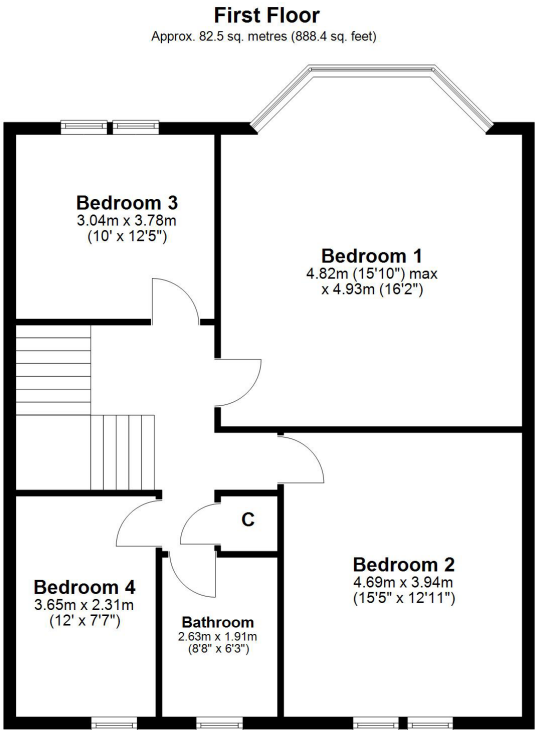
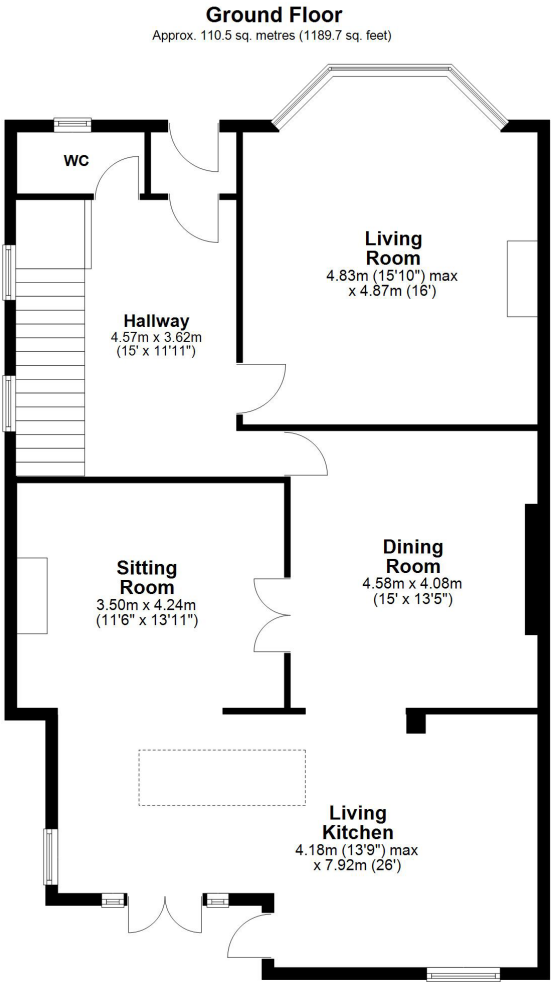
The specification includes predominant double glazing, gas fired central heating, an open working fire in the rear sitting room and traditional features. Sixteen solar panels with a capacity of 4KW have been installed on the rear roof pitch which will appeal to buyers growing conscious of their carbon footprint. The roof of the property was also refurbished six years ago.

Externally the property has off street driveway parking for several vehicles and a sizeable double garage with electrically operated door and power and light provision. The rear garden is fully enclosed including a convenient, brick-built garden shed and a decked area adjacent to the kitchen providing an alfresco entertainment area.









221 Titwood Road is less than one mile from an array of amenities in Pollokshields, Shawlands and Strathbungo where independent coffee houses, restaurants and bars can be found. Recreational pursuits are available at Pollok Park, Maxwell Park, Titwood Tennis Club and Haggs Castle Golf Club. Maxwell Park or Crossmyloof train stations are within half a mile of the front door, Shields Road underground station is less than two miles away and the M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4144 | Sat Nav: 221 Titwood Road, Pollokshields, G41 4BH

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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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