



# 44 MARYWOOD SQUARE

STRATHBUNGO

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**This outstanding split-level conversion in Strathbungo has been meticulously upgraded and is presented to market in “turnkey” condition.**

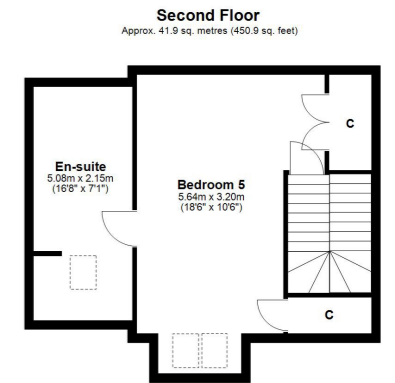
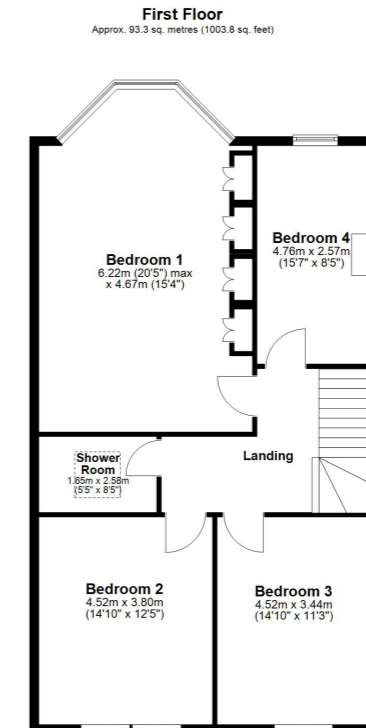
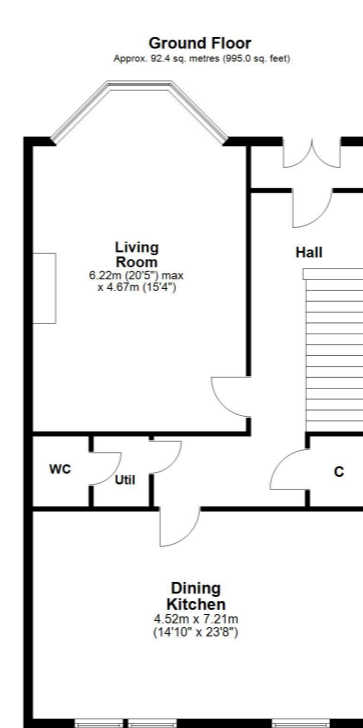
Positioned in the Strathbungo conservation district, this three storey conversion has been beautifully modified by our clients. The property is in excellent order delivering versatile accommodation formed within seven principal apartments.

The accommodation at ground floor includes; vestibule via storm doors, impressive reception hallway with under stair storage, bay windowed drawing room with open fireplace, utility room through to WC and a tremendous open plan dining kitchen to the rear of the building. The kitchen area includes a centre island with overhang for stools, an induction hob, fridge/freezer and an integrated dishwasher, oven, grill and microwave.

The original sweeping stone staircase with balustrade leads to first floor level revealing four versatile double bedrooms and a contemporary shower room/WC. The principal bedroom includes another bay window formation and bespoke fitted cabinetry whilst the fourth bedroom is presently used as a home office. A further fixed stair leads to second floor level where a fifth bedroom is found featuring Velux rooflights, fitted storage and a modern four piece en-suite shower/bathroom.

The property has gas fired central heating and a security alarm whilst the window units are timber cased and single glazed. A number of traditional features are in situ such as detailed ceiling plasterwork, moulded woodwork, fireplaces and a spectacular staircase. The property for sale has no garden access except for window cleaning and access to the hut.





Total area: approx. 227.6 sq. metres (2449.6 sq. feet)

Strathbungo is close to scores of independent restaurants, coffee houses, shops and bars as well as supermarkets. Queens Park is only 300 yards away providing recreational space and a children's play area. Pollokshields tennis and bowling clubs are within easy reach, as are Pollok Park and Maxwell Park. Pollokshields West train station is less than five minute's walk, with a short journey into Central Station. Crossmyloof and Queens Park train stations are within half a mile of the front door.

**SS4148** | Sat Nav: 44 Marywood Square, Strathbungo, G41 2BJ

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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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