



**131 NETHER AULDHOUSE ROAD**

NEWLANDS

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3 | BEDROOMS

1 | BATHROOM

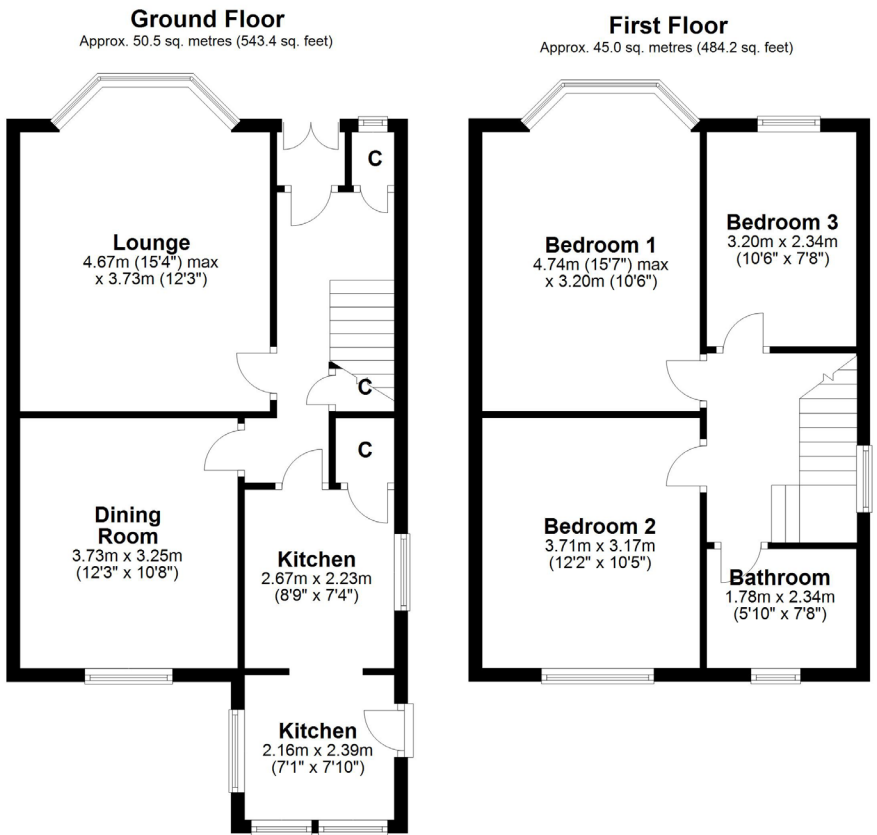
2 | PUBLIC ROOMS

Set in well stocked level garden grounds within this popular pocket of Glasgow's Southside, this is a wonderful end terrace home originally dating from the 1930s. The property has been well maintained, retains some lovely original features and has gas fired central heating and double glazing.

The accommodation extends to; entrance vestibule, reception hallway with under-stair storage, bay windowed lounge with fireplace and a dining room to the rear of the building with aspects over the gardens. The kitchen is a great size with a broad range of units, and door access to gardens. The original staircase leads to first floor level revealing upper landing, three flexible bedrooms (two doubles) and a modern fitted shower room with white sanitaryware. Established gardens are found to the front with attractive shrubs and perimeter hedging, whilst the rear enjoys Southerly aspects with an area of lawn and mature colourful borders. There is a single garage to the rear with lane access.

Amenities

131 Nether Auldhouse Road is within one mile of Kilmarnock Road in Shawlands where thriving coffee houses, bars, restaurants and delicatessens are available. More extensive amenities can be found at the Morrisons store in Newlands or Giffnock, Auldhouse Retail Park or the Silverburn shopping centre at Pollok a short drive to the West. Recreational pursuits within the area are found at Newlands Park which has the lovely Dandelion Cafe, Pollok Country Park or deeper into the South side at Rouken Glen Park. Schooling is available locally at primary and secondary level whilst Pollokshaws East or Pollokshaws West train stations are both within one mile.







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