



**FLAT 0/2, 7 DOLPHIN ROAD**

POLLOKSHIELDS

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4 | BEDROOMS  
2 | BATHROOMS  
1 | PUBLIC ROOM

An impressively proportioned and easily accessible ground floor townflat set on the desirable Dolphin Road and located close to transport links and excellent amenities.

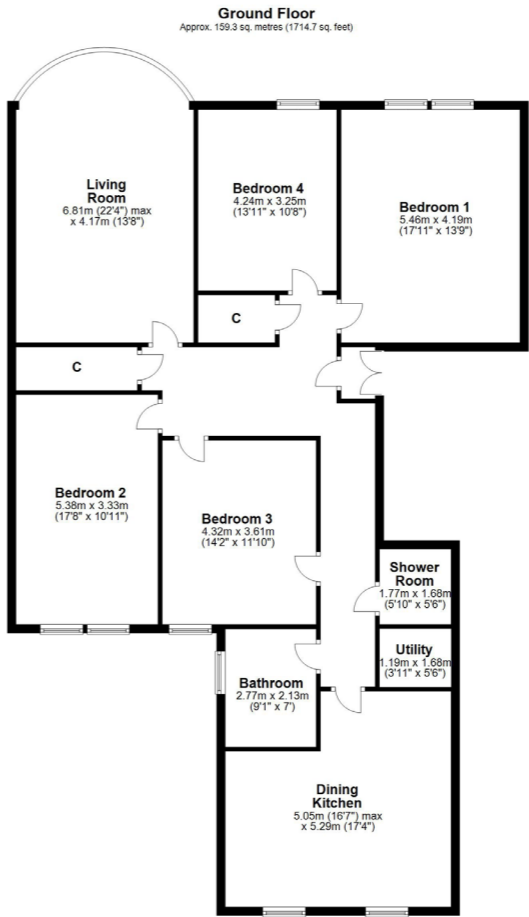
Occupying an easily accessible ground floor position on Dolphin Road in Pollokshields close to excellent amenities and transport links, a large period townflat dating from 1900 or thereby. The property allows versatile accommodation within five principal apartments and access to a shared residents garden at the rear.

The accommodation extends to; residents stairwell via audio door entry system, private vestibule, large “dogleg” hallway with two large storage cupboards, bay windowed principal lounge with fireplace, four flexible double bedrooms, a fitted dining kitchen with utility room adjacent, three piece bathroom suite and a separate internal shower room.

The property benefits from secure door entry system, gas central heating, timber cased window units and a useful cellar space accessed from the common close. There are residents garden grounds to the rear of the building and attractive views to both front and rear.

Amenities

7 Dolphin Road is within walking distance of shops on Nithsdale Road/Kildrostan Street where popular coffee houses, restaurants and boutiques are found. More extensive amenities are available at the Morrisons store at Crossmyloof, the Sainsburys store on Darnley Road or the Silverburn Shopping Mall at Pollok, a short drive away.



Total area: approx. 159.3 sq. metres (1714.7 sq. feet)

Sat Nav:  
Flat 0/2, 7 Dolphin Road, Pollokshields, G41 4LE

SS4152

\*All measurements and distances are approximate.  
Floorplans are for illustration purposes and may not be to scale.

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