



162A ALBERT ROAD
CROSSHILL

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

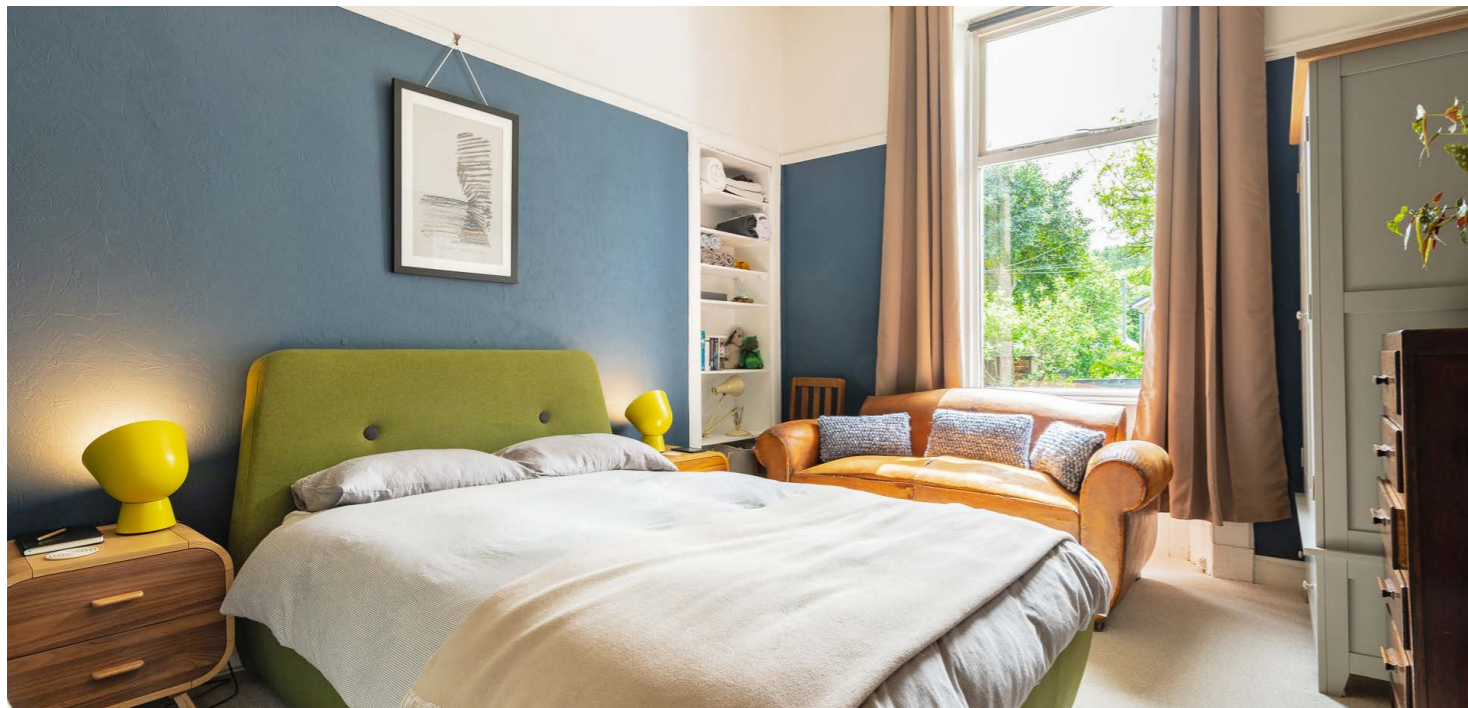
An incredible ground floor and garden level duplex conversion, presented to the market in superb order, with beautiful private rear gardens to the rear and side.

- Duplex ground and garden level conversion
- 2 double bedrooms
- Impressive bay window lounge, sitting room/bedroom 3
- Modern fitted bathroom and separate WC
- An array of period features
- Private gardens to side and rear (part)
- Custom made timber green roof storage shed and summer outhouse

Enjoying a lovely position at the end of this no-through road with stunning private gardens to side and rear, this impressive duplex conversion is set over ground and garden level, offering a flexible 4 apartment layout with a modern specification and contemporary décor.

The property has been tastefully upgraded by the current owners and now presents a great opportunity with substantial space and great connection to gardens. Internally, the accommodation comprises; large hallway with storage, bay windowed lounge with focal fireplace, two excellent double sized bedrooms to the rear and a modern fitted main bathroom. Staircase leads to lower level with hallway and useful WC off, generous sitting room with balanced flue gas stove (could be utilised as a third double bedroom) and a delightful kitchen with a great range of storage and direct access to gardens.

The property has a system of gas central heating, double glazing and fresh modern décor throughout. The private gardens are placed to the side of the property with custom made storage shed and seating area, and to the rear; lawn, decking and a summer house.





The property is positioned within walking distance of shops and amenities upon Victoria Road, Mount Florida, Pollokshaws Road and Kilmarnock Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are found at the Marks and Spencer's store at Queens Park, the Morrison's store at Crossmyloof or Newlands, Asda at Toryglen, or the shopping mall at Silverburn Pollok, a short drive to the South West.

Recreational pursuits are varied in nearby Queen's Park which has nature walks/trails, all-weather football pitches and tennis courts. Schooling is available locally at primary and secondary levels. There are also a number of pick-up points for Glasgow's leading independent schools. Frequent public transport provides rapid commuter access to the city centre. The local railway station at Crosshill is within short walking distance.

SS4153 | Sat Nav: 162A Albert Road, Crosshill, G42 8UF

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.



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