



**34 NEWLANDS ROAD**

NEWLANDS

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4 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

**This outstanding home is found in South facing grounds and delivers unique accommodation over three levels.**

Positioned in a sizeable plot in the centre of Newlands this stone built semi-detached villa originally dates from the early 1900s. Our clients have meticulously maintained and upgraded their home since taking ownership making this an excellent opportunity for the discerning buyer.

The ground floor accommodation includes gable end vestibule, cloakroom WC, broad reception hallway, bay windowed TV room with gas fire, designated lounge with open working fire and a lovely dining room with feature living flame gas fire is formed on an open plan basis to a professionally fitted kitchen well suited to entertaining. Two glazed doors with Juliet balconies allow natural light to flood the kitchen and dining room.

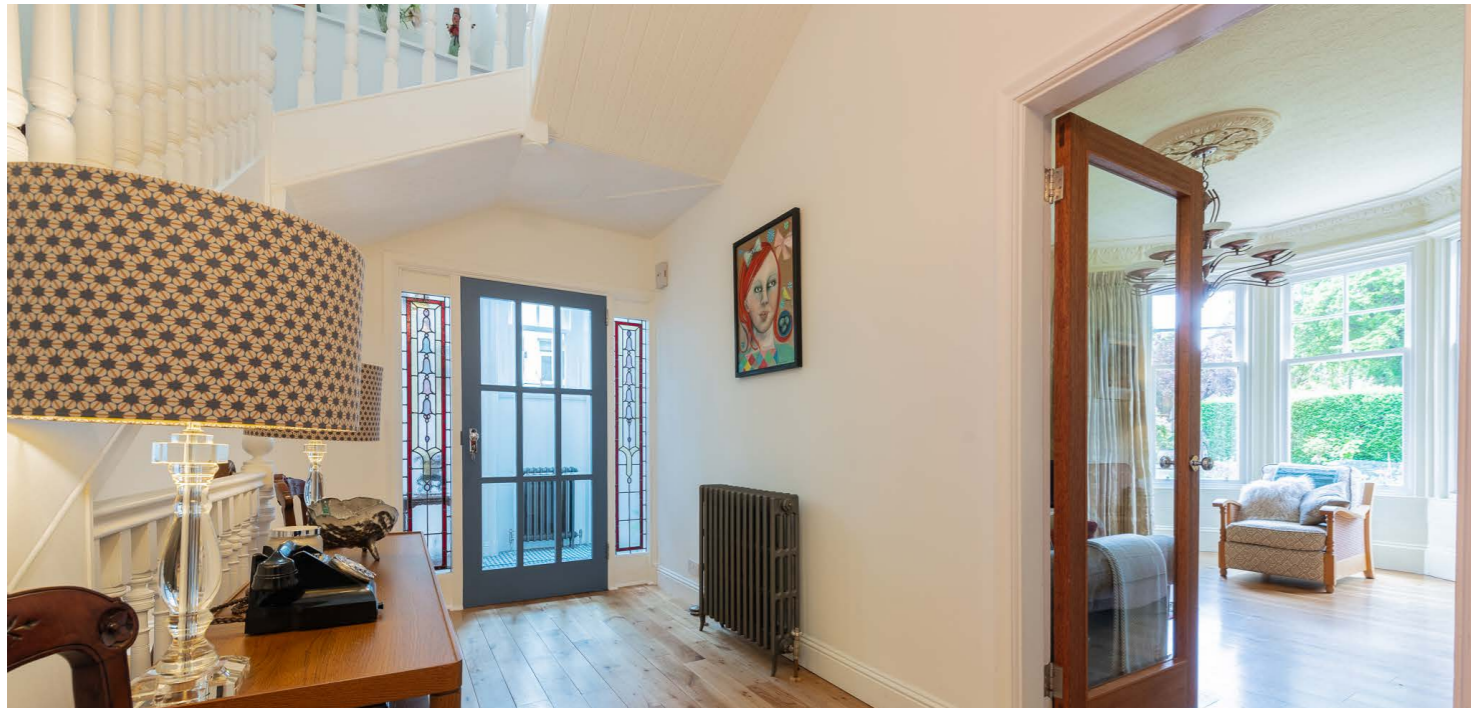
A broad staircase leads to a galleried landing at first floor level from which three large double bedrooms are found. The principal bedroom has a working fire, a walk-in wardrobe and an en-suite shower room, bedroom two has a bay window formation and the third bedroom has a cupboard adjacent which also gives access via Ramsay ladder into the attic. A beautiful main house bathroom has been cleverly created including stand-alone bathtub, shower enclosure, WC and twin sinks.

A further staircase from ground floor leads to garden level revealing a tremendous cinema room, utility room, shower room and a garden room/bedroom 4 with home office adjacent. A single glazed door to the rear and twin glazed doors to the side both give direct access to the gardens. The garden room also includes a flueless gas fire by Smeg.

Sympathetic refurbishments have been carried out to the property over a number of years including a new roof covering in 2007, replacement ceiling plasterwork, double glazed windows by Blairs in Greenock, upgraded wiring and lined chimneys. The specification also includes gas central heating. The attic void is partially floored including power/light and three rear pitch skylights providing excellent natural light. The attic also provides future development potential subject to local authority consents.

Externally the property sits within established grounds gently sloping from the front to the rear boundary. Stone chipped driveway parking to the side of the building allows space for several vehicles. The rear garden faces South and includes a patio adjacent to the building, external power points, an outside tap and a timber shed for storage.





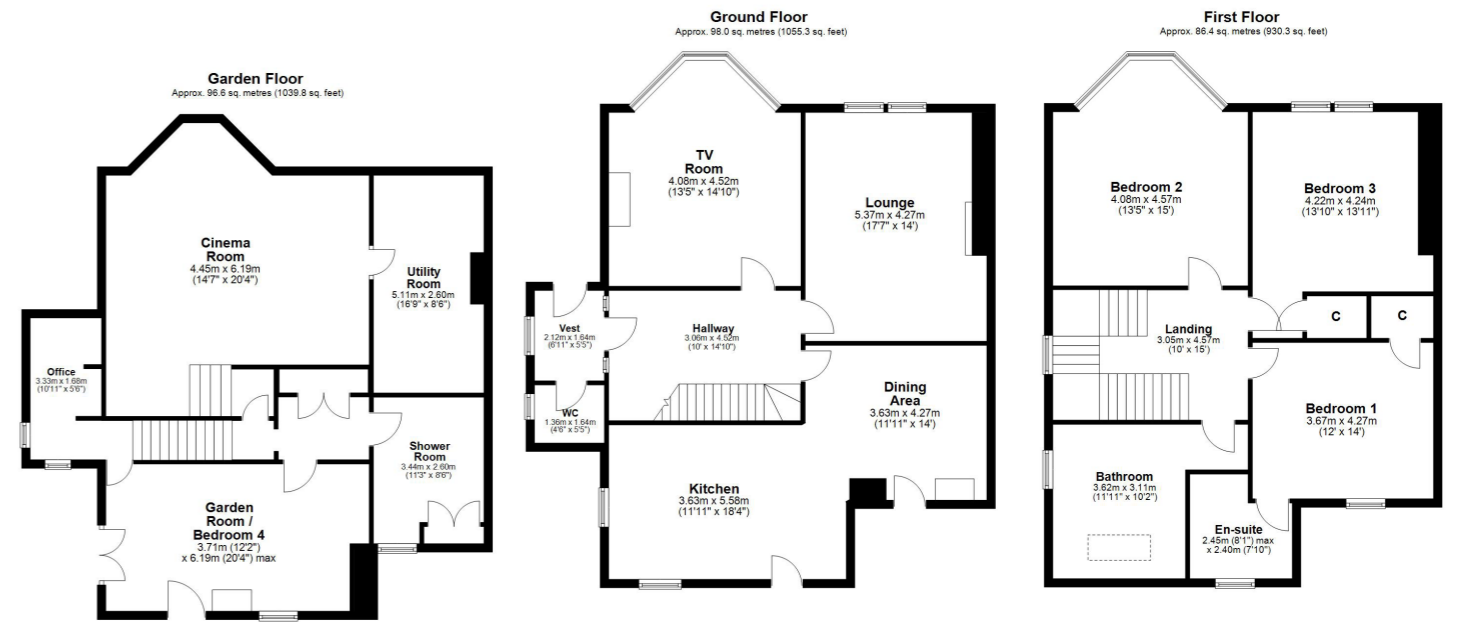












34 Newlands Road is less than half a mile from Newlands Tennis Club and Newlands Park where the popular Dandelion Café is found. Amenities are available at the Morrisons store near Shawlands, the Sainsbury's store in Muirend or Silverburn Shopping Centre. Reputable state schooling is available locally and there are pick up points in Newlands for some of Glasgow's independent schools. Langside train station is also less than half a mile from the front door.

SS4163 | Sat Nav: 34 Newlands Road, Newlands, G43 2JD

For the full home report visit [www.corumproperty.co.uk](http://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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