



31 OVERDALE STREET

BATTLEFIELD

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A fantastic and deceptively spacious mid terrace home, beautifully presented in a quiet Southside address.

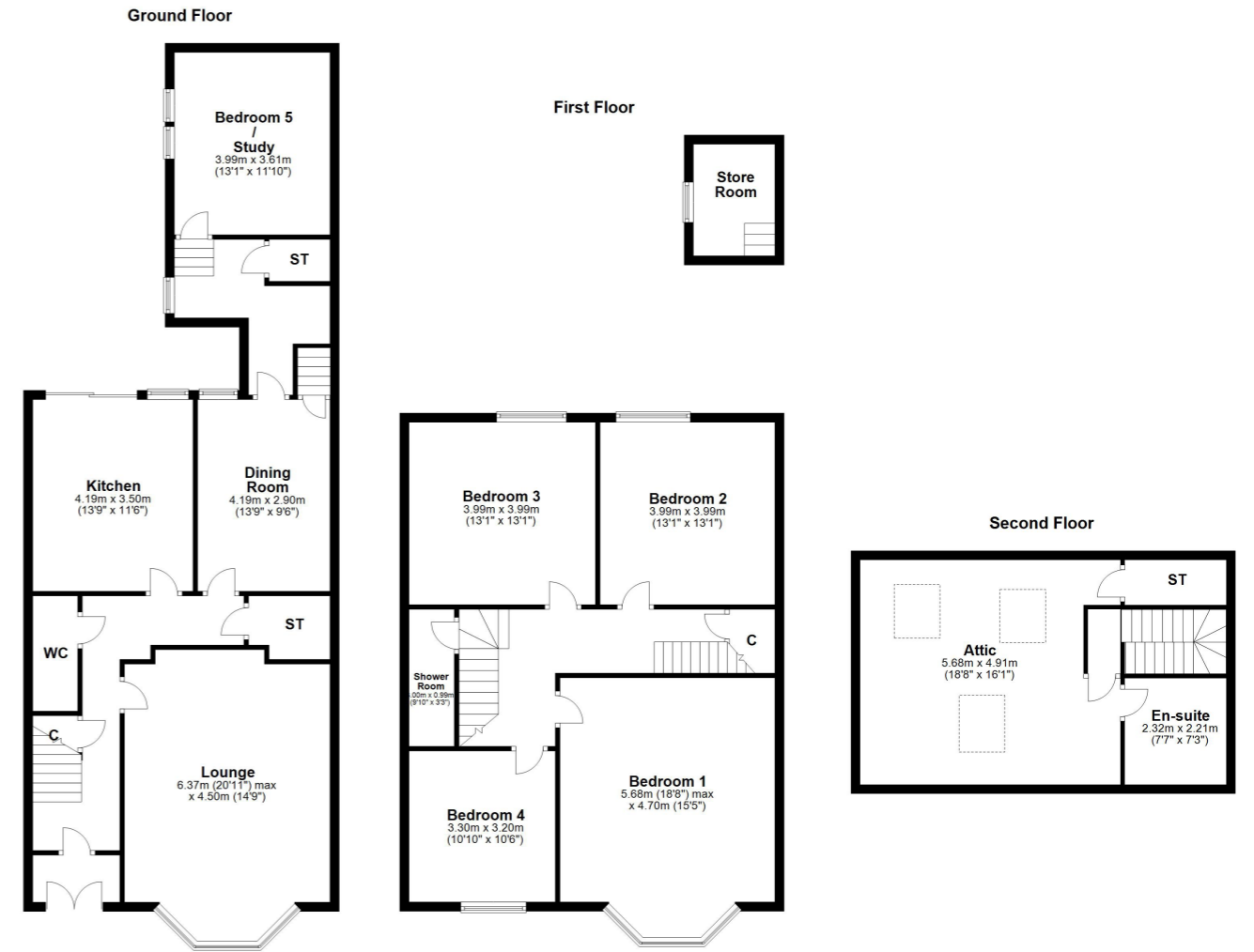
Positioned in a quiet Battlefield address this blonde sandstone mid terrace home is presented to market in excellent condition and retains a number of period features. Our clients have maintained and upgraded their property with contemporary décor and many new double glazed casement windows.

The accommodation extends to: vestibule via twin doors, long reception hallway with storage and WC off, bay windowed living room with fireplace and a designated dining room to the rear which has a door leading to the former maids room (now storage). The kitchen is a generous size with patio doors to garden and to the rear is an extension which provides further storage and a large study / ground floor bedroom.

The original staircase leads to first floor revealing four versatile double bedrooms (the master with bay window formation) and a modern fitted shower room. A fixed staircase leads to the attic space, which has been converted into a further bedroom with three large skylights ensuring lots of natural light and an en-suite shower room features also.

The specification includes gas central heating, double glazing (many recently replaced) and a clever blend of modern finishes alongside traditional features. Exposed wooden floorboards are in situ alongside fire surrounds, moulded woodwork and ceiling plasterwork. The rear gardens are fully enclosed with a good degree of privacy.





31 Overdale Street is within walking distance of shops and amenities on Millbrae Road or Battlefield Road where coffee houses, restaurants, bars and delicatessens can be found. More extensive amenities are available in nearby Shawlands, the Morrisons store at Crossmyloof, the Tesco store at Battlefield or the 24 hour Asda store on Prospecthill Road. Queens Park is a 5 minute walk away providing recreational pursuits and a little further afield is Pollok Country Park were the world famous Burrell Collection is housed. Frequent public transport services are available locally with regular bus routes on Sinclair Drive. Both Mount Florida and Langside train stations are within one mile of the front door.

SS4165 | Sat Nav: 31 Overdale Street, Battlefield, G42 9PZ

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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YOUR FUTURE



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