



KINNOULL

57 LUBNAIG ROAD, NEWLANDS

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

This charming semi-detached home is found in excellent order only 300 yards from Newlands Park.

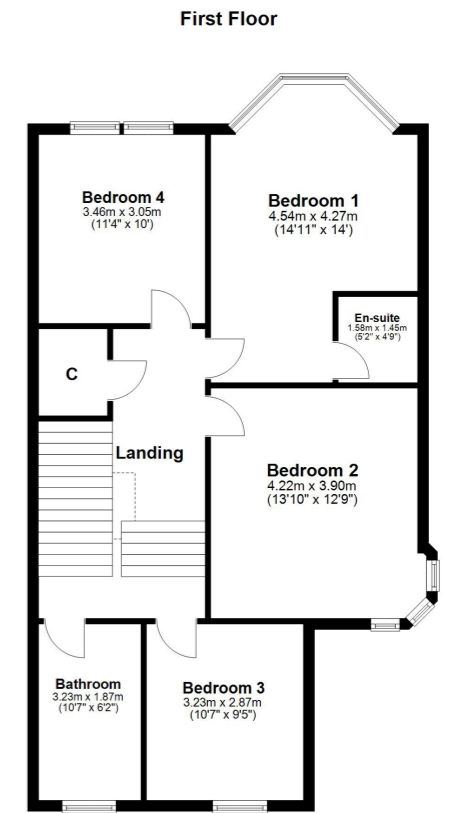
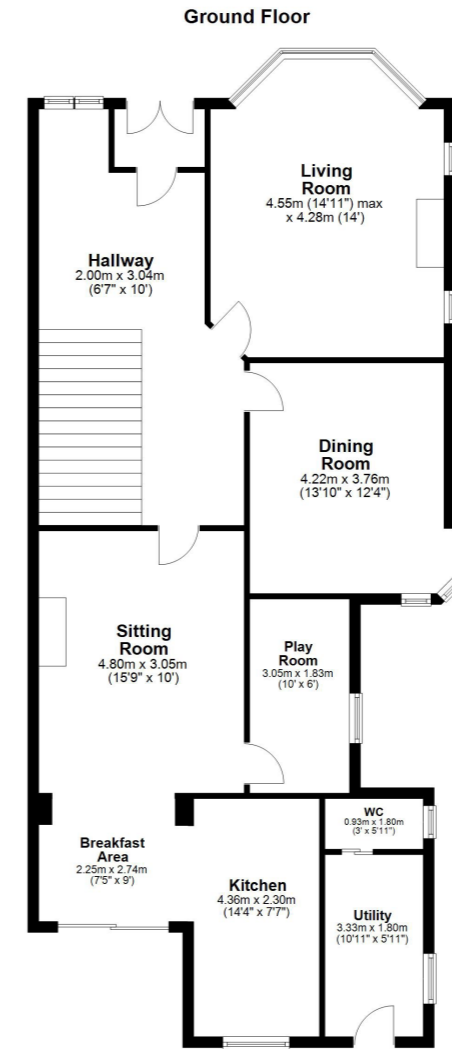
Positioned in an established plot in the centre of Newlands this stone fronted semi-detached villa originally dates from 1927. Our clients are only the second owners of the property since it was first commissioned, and they have maintained their home to an exacting standard.

The ground floor accommodation includes vestibule though storm doors, reception hallway with under stair storage, bay windowed living room and a designated dining room with corner bay window. A comfortable sitting room leads to a small playroom and then through to a bright sitting area next to a fitted kitchen (the sitting room is flooded with natural light via glazed sliding doors and two Velux rooflights). The kitchen leads through to a convenient utility room including a stable door to the garden and a separate WC.

A staircase with feature timber balustrade leads to first floor level revealing four double bedrooms (master en-suite) and a four-piece bathroom suite at half landing. A fixed ladder in the first-floor landing cupboard leads to a floored and lined attic space with plentiful eaves storage space.

The subjects include many traditional features including moulded woodwork, ceiling coving and stained-glass detailing. Gas central heating is in situ alongside double glazed windows and a security alarm system. Externally the property sits in a generous plot with lawns, hard landscaped patios, established beddings and boundary walls. Stone chipped driveway parking to the front and side of the building leads to a detached garage with power and light.





57 Lubnaig Road is within half a mile of Newlands Tennis Club and only 300 yards from Newlands Park where the popular Dandelion Café is found. Amenities are available at the Sainsbury's store in Muirend, or the Morrisons stores in Shawlands or Giffnock. Reputable state schooling is available locally whilst there are several pick-up points within Newlands for some of Glasgow's independent schools. Muirend train station is approximately half a mile from the front door.

SS4168 | Sat Nav: 57 Lubnaig Road, Newlands, G43 2RX

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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