



20 TAVISTOCK DRIVE

NEWLANDS

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c o r u m



4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

Occupying a quiet, private, secluded, and arguably the most desirable plot at the head of the cul-de-sac that is Tavistock Drive, this is an impressive, substantial red sandstone semi detached villa originally dating from 1905 / 1910 or thereby. The property has been significantly remodelled to provide extensive and versatile family accommodation over three principal levels and has the added benefit of a well maintained leisure wing with indoor heated swimming pool. Early internal inspection is highly recommended.

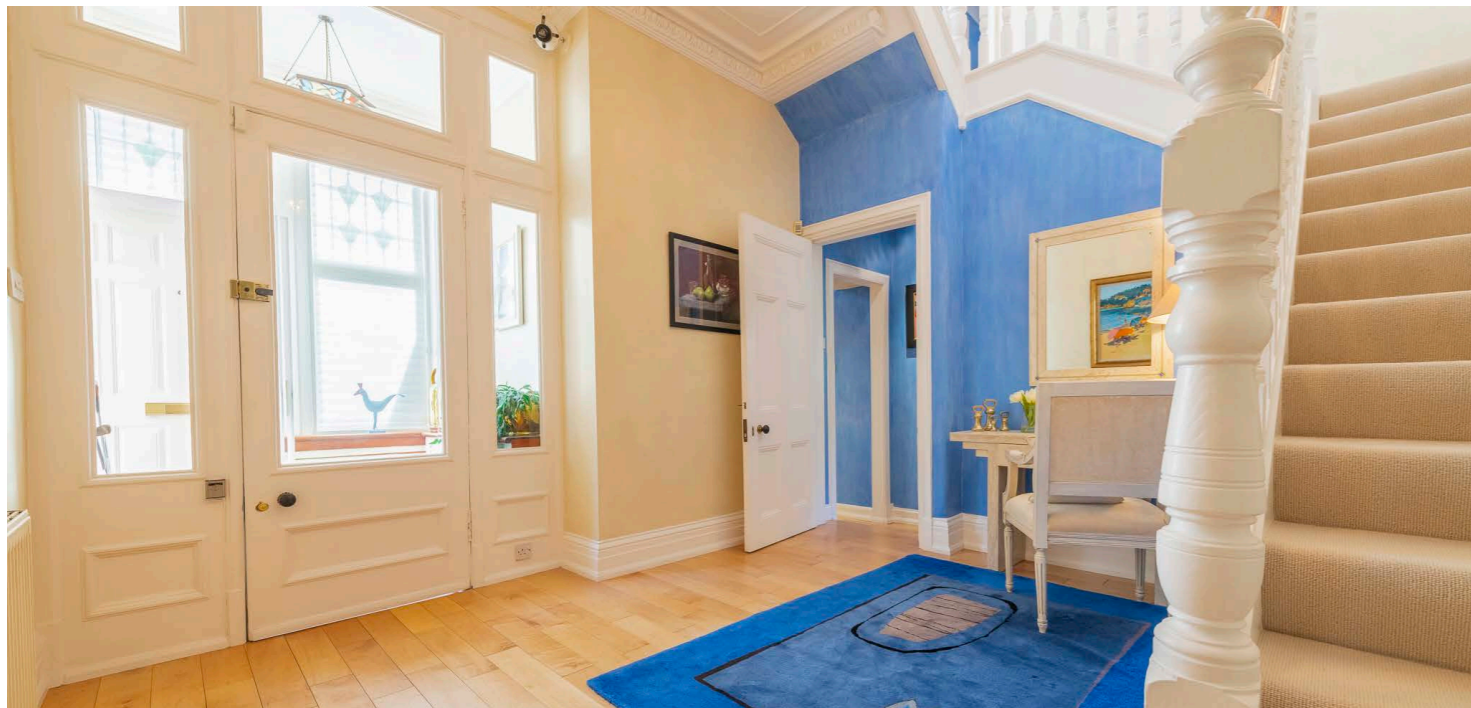
Complete accommodation on the ground floor extends to the entrance vestibule, an imposing and welcoming hallway, a modern shower room/WC, the spacious formal bay windowed lounge, the family dining room with patio doors to the garden, a fully fitted guest bedroom and a beautifully appointed, fully integrated Poggenpohl kitchen.

The airy hallway also accesses the rear wing (past the internal garage access), which houses the impressive indoor heated swimming pool complemented by floor to ceiling windows and patio doors leading to the well kept rear garden where the robustly constructed home office/studio is located.

The original Edwardian staircase leads to the first floor passing a half landing where the large master bedroom is located. Fully fitted by Smallbone of Devizes, it includes a generously proportioned luxury five piece en suite with separate bath and shower. The modern family bathroom is also off the half landing. On the upper hall, the two original front bedrooms have been integrated creating a stunningly spacious full bay windowed space currently in use as a drawing room, opposite which is a double size bedroom with inbuilt storage. A fixed staircase leads to the floored and lined attic with Velux roof lights.

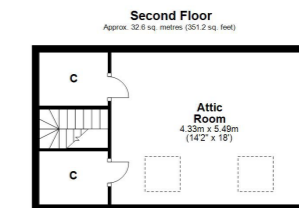
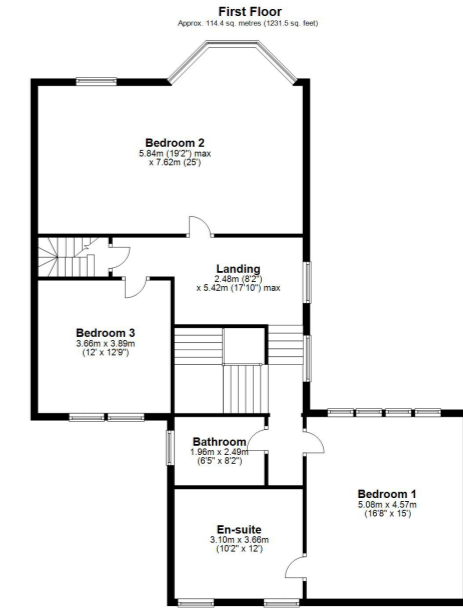
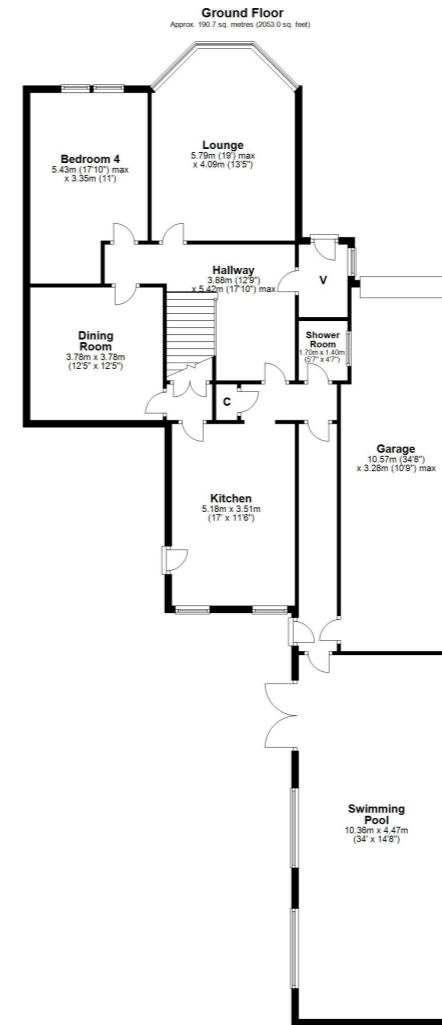
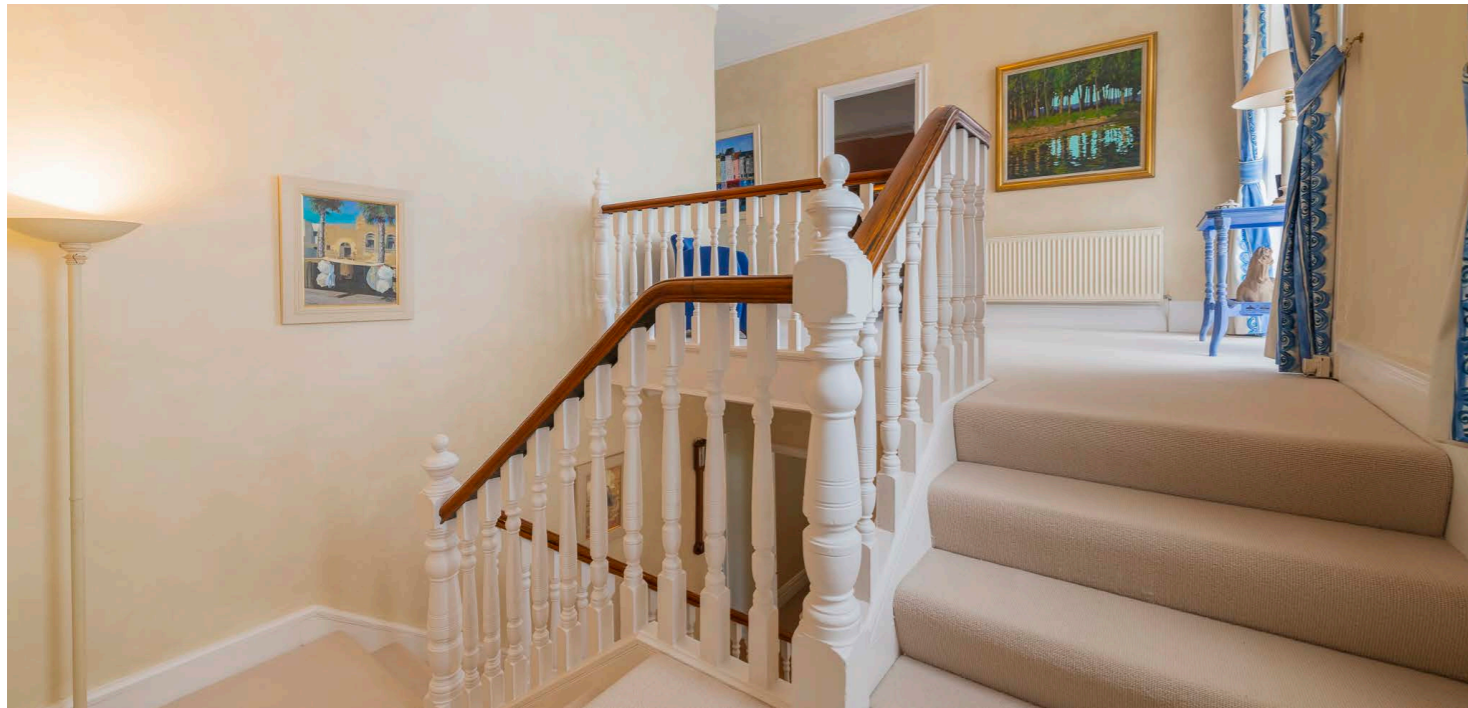
Specification includes gas central heating, Everest double-glazed sash and case style windows, off street driveway parking for at least two or three vehicles, CCTV and a large integral tandem garage.

The well maintained rear gardens are directly south west facing and fully enclosed. In summary 20 Tavistock Drive provides an excellent contemporary framework for a highly successful family home going forward.









The property is positioned within walking distance of shops and amenities upon Kilmarnock Road and Fenwick Road where thriving coffee shops, restaurants and delicatessens can be found more extensive amenities are available at Morrisons store at Newlands or Giffnock, The Avenue Shopping Mall at Newton Mearns, shopping mall at Silverburn Pollok is a short drive to the West. Recreational pursuits are varied mainly at Newlands Park (Dandelion Café) and Pollok Country Park where Pollok House and the newly reopened Burrell collection can be found.

Schooling is available locally at primary and secondary level there are also a number of pick-up points in G43 for Glasgow's leading independent schools.

SS4172 | Sat Nav: 20 Tavistock Drive, Newlands, G43 2SJ

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



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