



53 HAMILTON AVENUE

POLLOKSHIELDS

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5 | BEDROOMS

3 | BATHROOMS

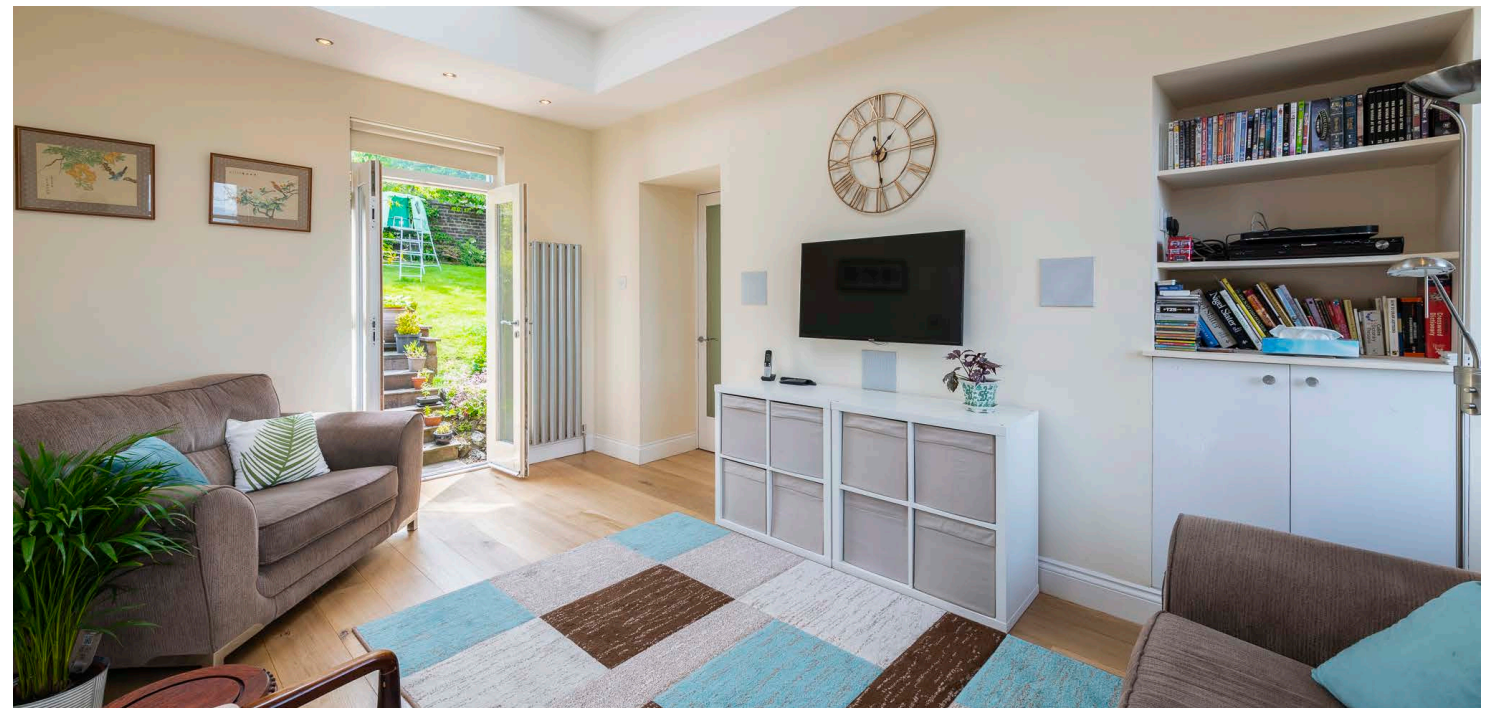
4 | PUBLIC ROOMS

Occupying a prominent position on Hamilton Avenue with far reaching open views to the front, a substantial sandstone detached villa extending to nine principal apartments.

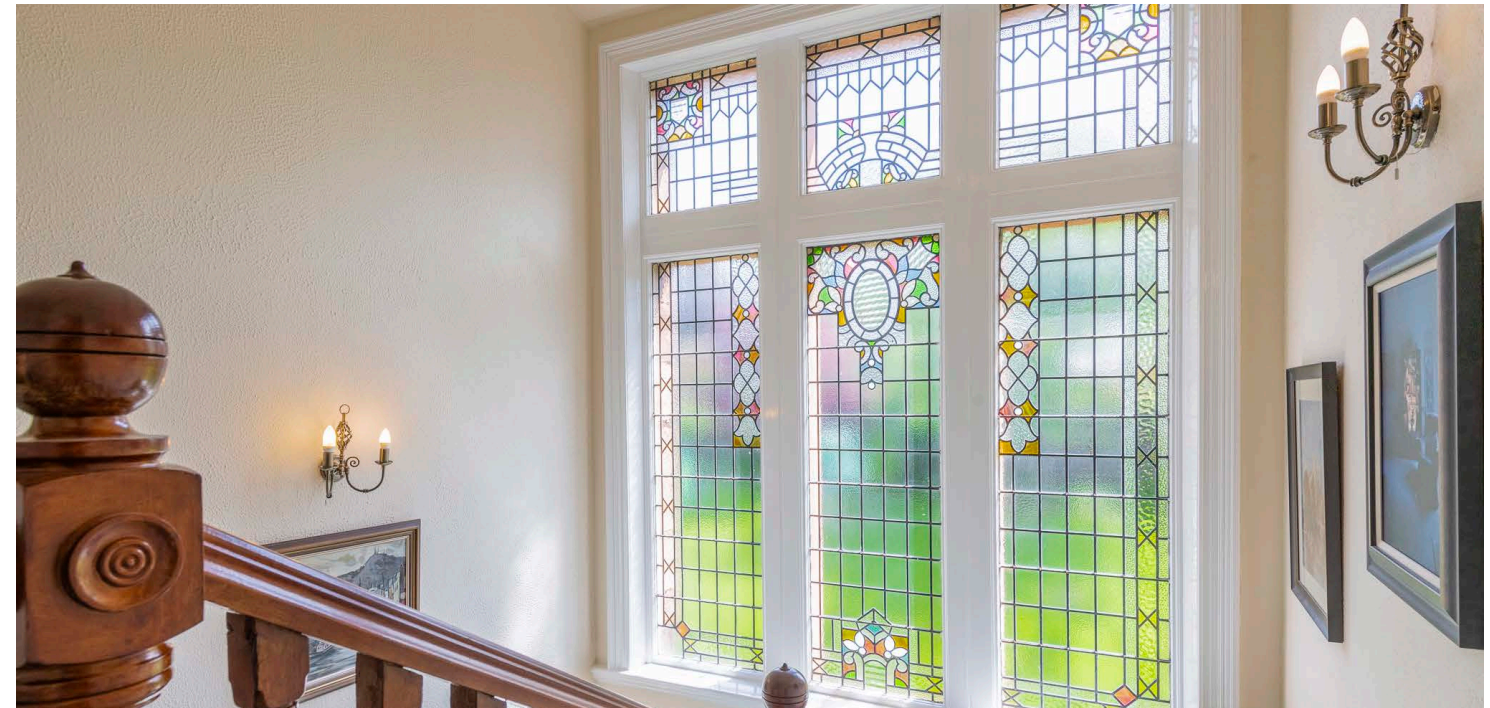
Believed to date from 1890/1900 or thereby, the building displays a wealth of period features both internally and externally. The current owners have systematically and continuously upgraded and maintained the property, which is presented to the market in superb condition throughout.

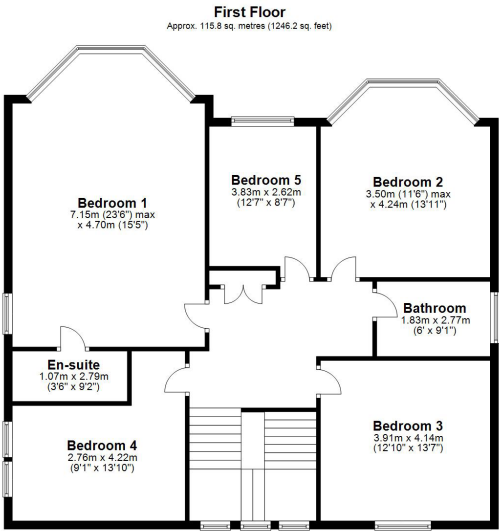
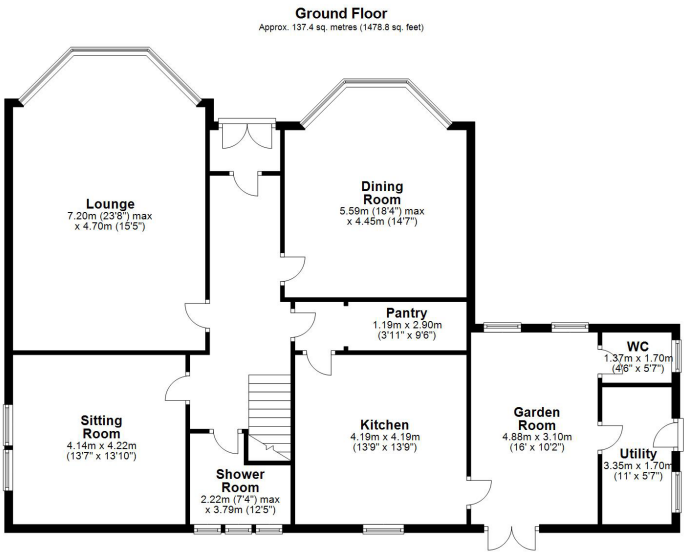
The complete accommodation extends to: entrance vestibule, broad welcoming hallway with downstairs shower room, outstanding formal bay windowed lounge enjoying open aspects across Glasgow and beyond to Campsie Fells. Formal bay windowed dining room with period fireplace (also with City views), comfortable sitting room to the side, and a beautifully appointed kitchen with an array of inbuilt appliances and granite worktops. There is a sun room to the side with WC and utility room off and access directly to the well tended gardens.

The original staircase leading to half landing with beautiful stained glass feature, with the first floor hosting five bedrooms in total (the master of which has a bay window enjoying the lovely views to the front), an en-suite shower room and a well appointed main family bathroom.









The property is positioned within walking distance of shops and amenities in central Pollokshields. A number of thriving coffee shops, restaurants and delicatessens can be found on Nithsdale Road/Kildrostan Street. More extensive facilities can be found at the Morrison store at Crossmyloof, the Marks and Spencer store is located at Queens Park, on Pollokshaws Road, or the Silverburn shopping centre at Pollok, a short drive to the south-west.

SS4177 | Sat Nav: 53 Hamilton Avenue, Pollokshields, G41 4HB

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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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