



**1/1, 12 AYTOUN ROAD**

POLLOKSHIELDS

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C O R U M

2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A superb first floor conversion of a significant sandstone villa, with parking and landscaped gardens.

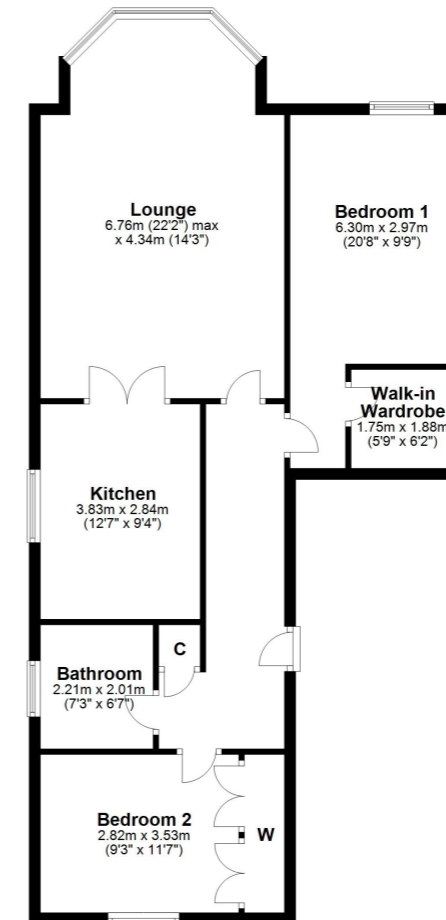
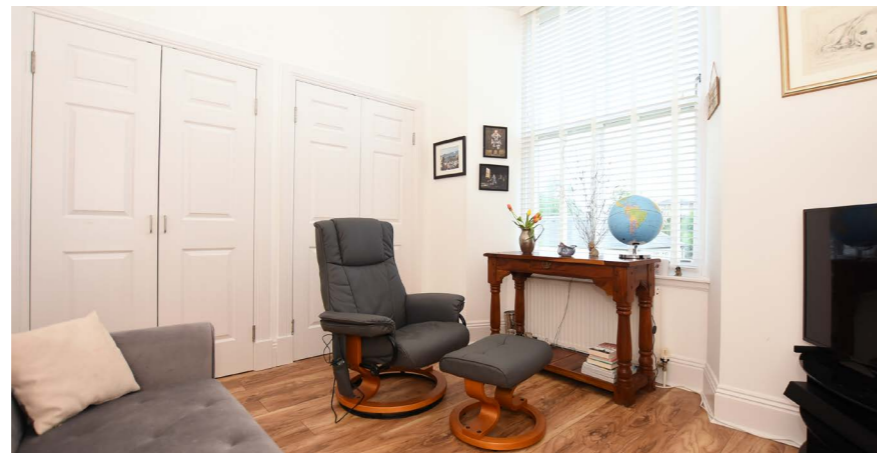
- Upper conversion
- 2 bedrooms with storage
- Large living room with bay window
- Generous modern fitted kitchen
- Contemporary bathroom
- Residents parking, communal landscaped gardens

#### Amenities

12 Aytoun Road is close to the popular hub of local shops, delicatessens, thriving coffee shops and restaurants on Nithsdale Road/Kildrostan Street, more extensive amenities are available at Morrisons' store in Crossmyloof, the Sainsbury's store on Darnley Road or the Marks & Spencer store at Queens Park.

Recreational pursuits are varied namely at Titwood Tennis and Bowling Club, Maxwell Park, Pollok Country Park or Queens Park.

Pollokshields West railway station is approximately half a mile away and bus routes on Darnley Street provide frequent public transport links into the City Centre. The underground serving Glasgow can be accessed at the Shields Road station a short distance away which has a 'park and ride' facility.



Sat Nav:  
12 Aytoun Road, Pollokshields, G41 5RN

SS4178

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

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