



KINLEHLOCH, 54 GLENCAIRN DRIVE

POLLOKSHIELDS

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4 | BEDROOMS

5 | BATHROOMS

4 | PUBLIC ROOMS

A rare blonde sandstone symmetrical villa presented to market in pristine condition.

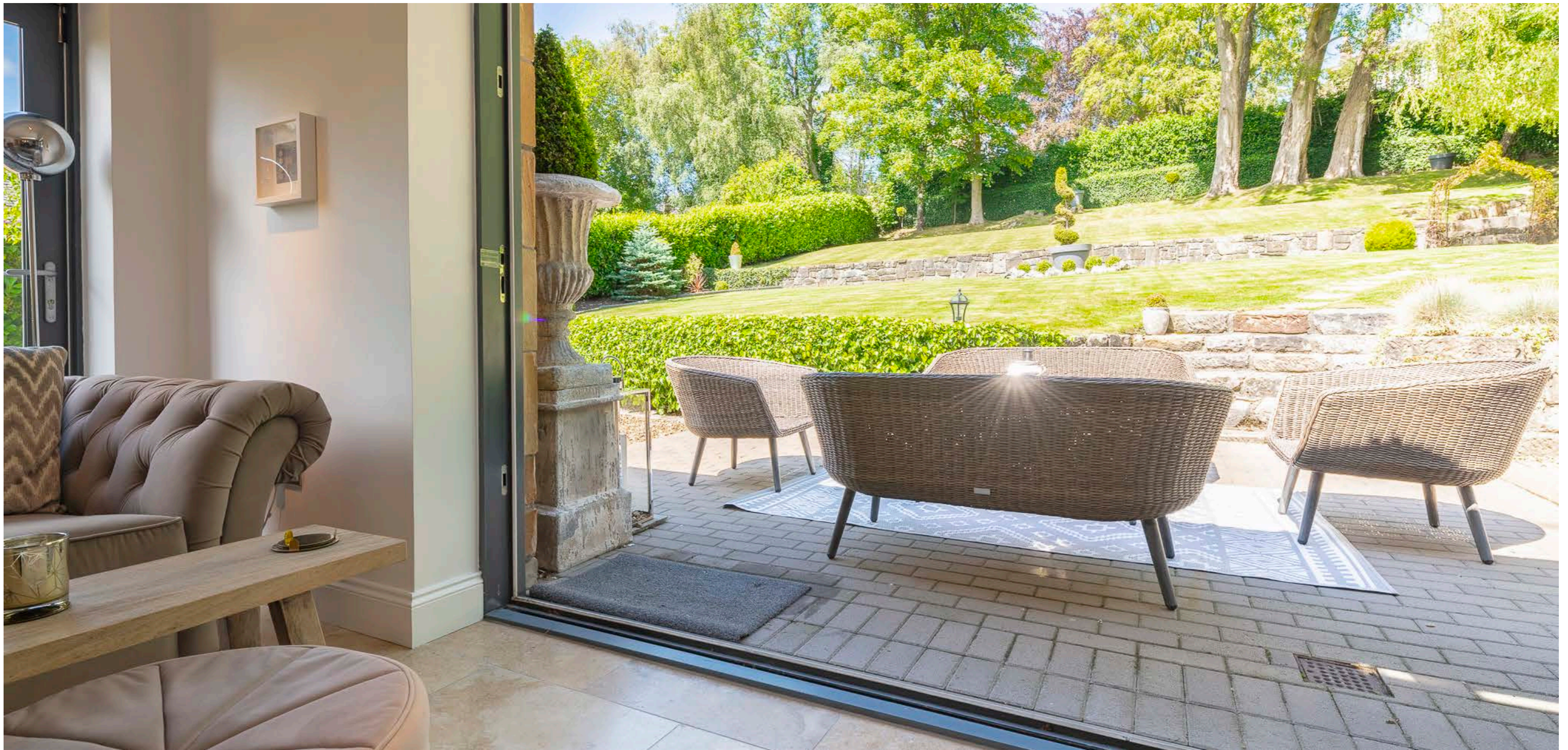
The accommodation includes vestibule via storm doors, 24-foot reception hallway, bay windowed living room open plan to a designated dining room, a comfortable sitting room and a cloakroom/WC. The rear portion of the ground floor footprint has been expertly remodelled to create a large open plan living/dining kitchen featuring double aspect bifold doors to the gardens and a stable door to the side. A designated utility room and a shower room/WC completes the ground floor accommodation.

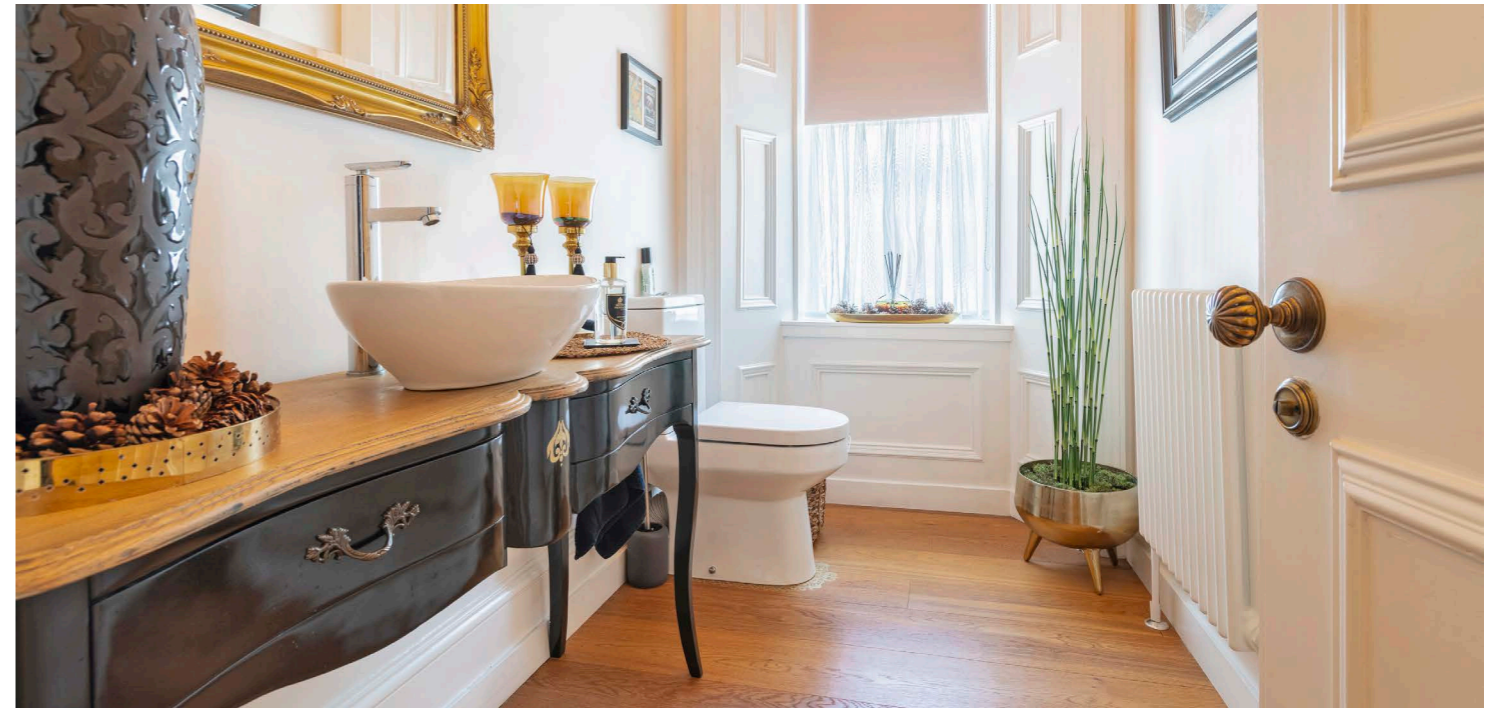
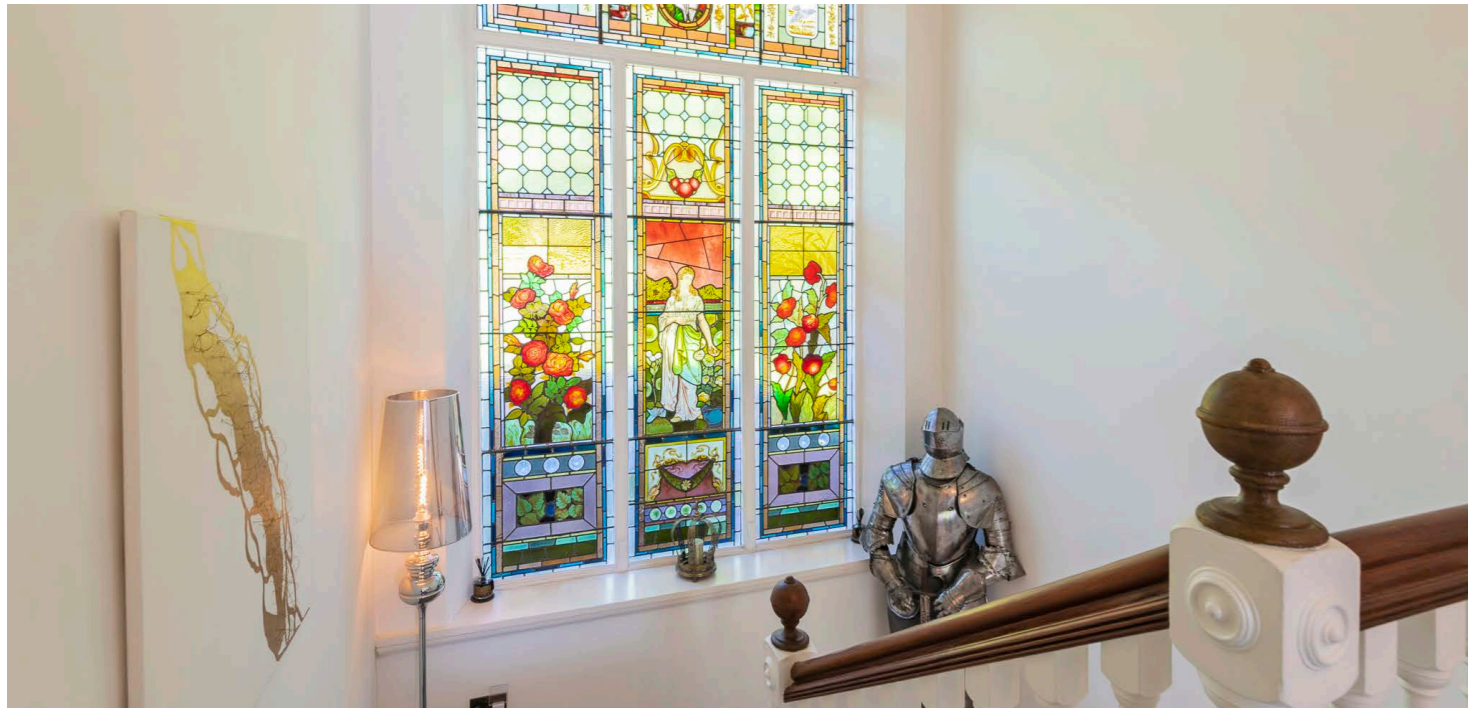
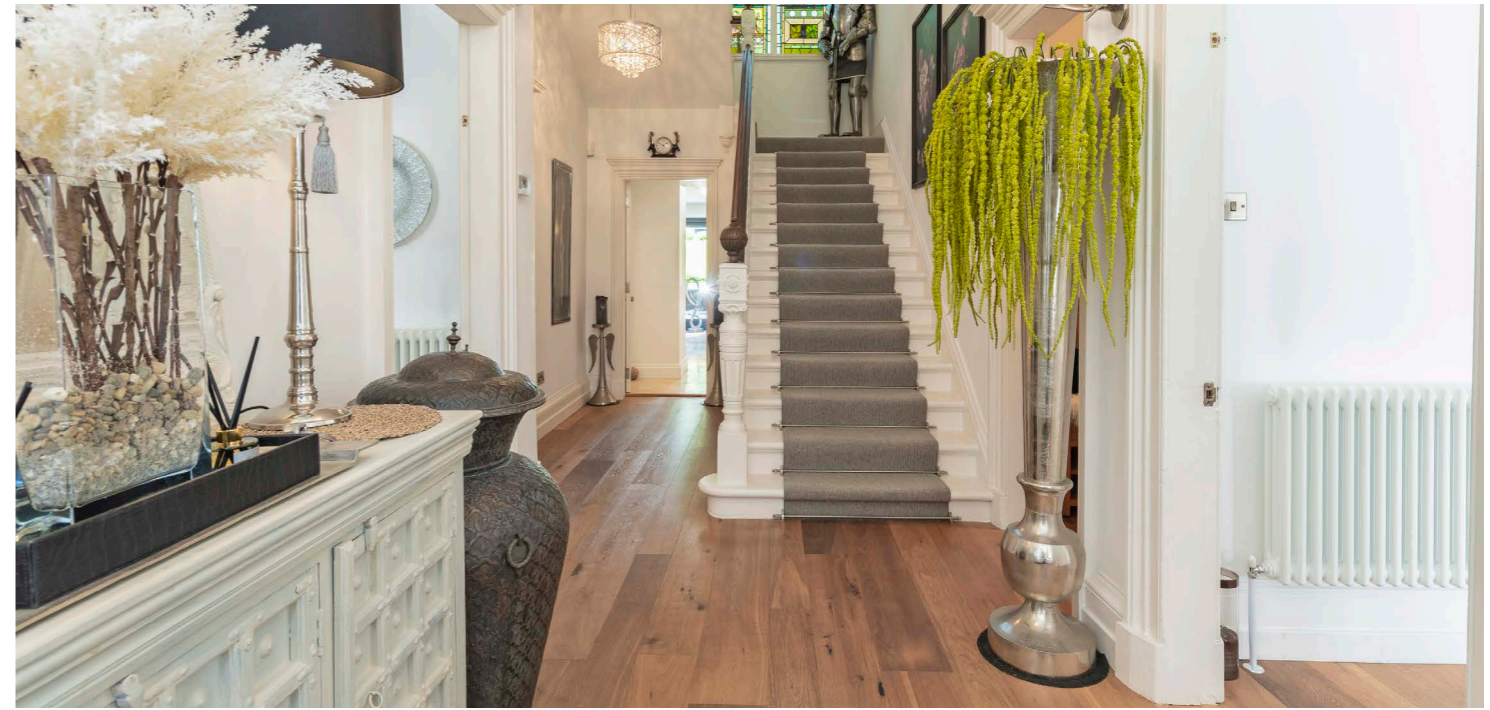
A broad return staircase is lit by three stained glass window units and leads to first floor level revealing four generous double bedrooms. Two of the bedrooms have their own en-suites whilst a contemporary main house bathroom is positioned to the front of the property. From first floor landing, a door leads into another hallway and a further fixed stair to the original attic space now professionally floored and lined and used as a home office/cinema room. Two rear pitch Velux windows light the room and extensive eaves storage is also easily accessible.

Sympathetic refurbishments have been carried out to the property although the manner of works allow period features to be retained such as woodwork, ceiling plasterwork and stained glass. The specification includes gas central heating, double glazing and a security alarm system.

Externally the property sits within beautiful garden grounds bound by perimeter walls with a horseshoe driveway to the front for several vehicles via distinctive gate piers. The rear garden is completely enclosed with large lawns, established beddings, hard landscaped patios, and a unique Nordic cabin with central fire/BBQ. A detached garage (currently in use as a gym) with power and light is found to the Eastern side of the building.



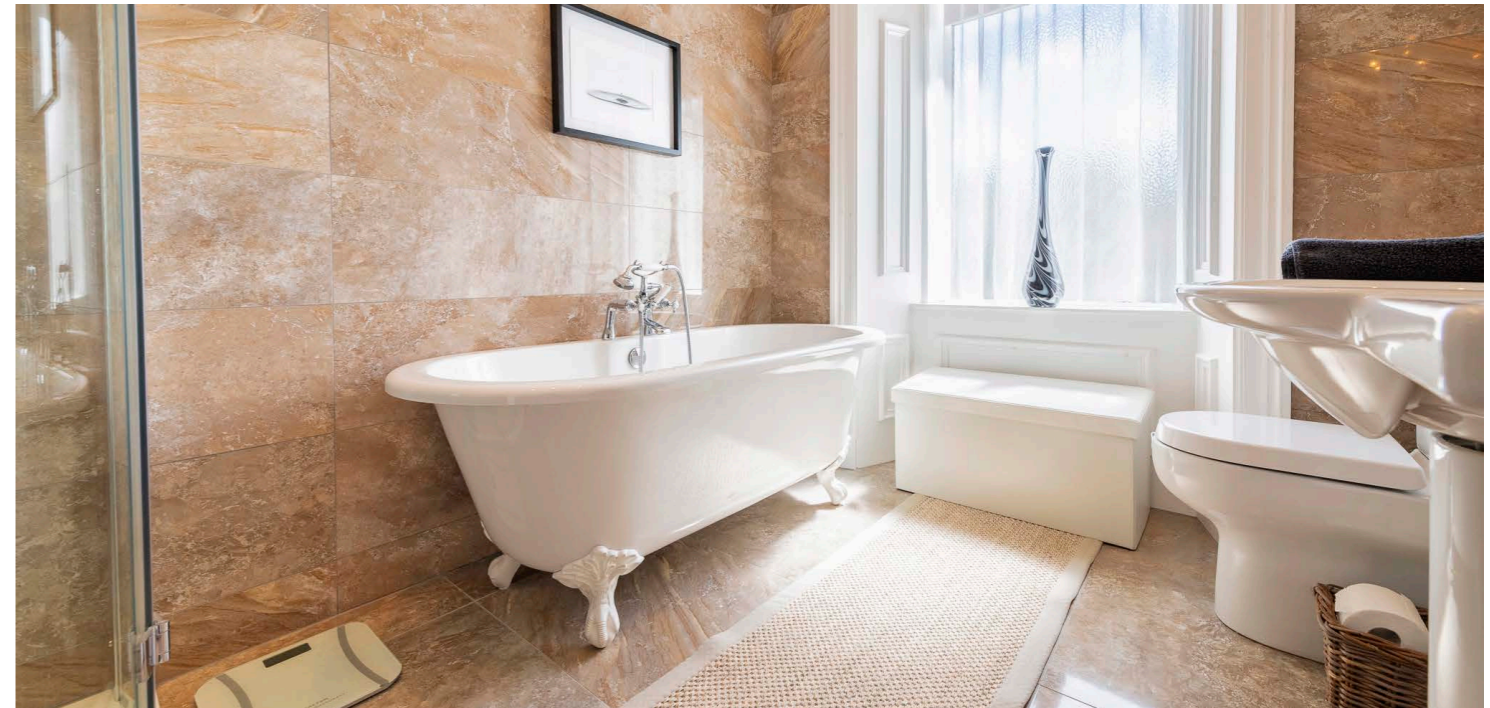


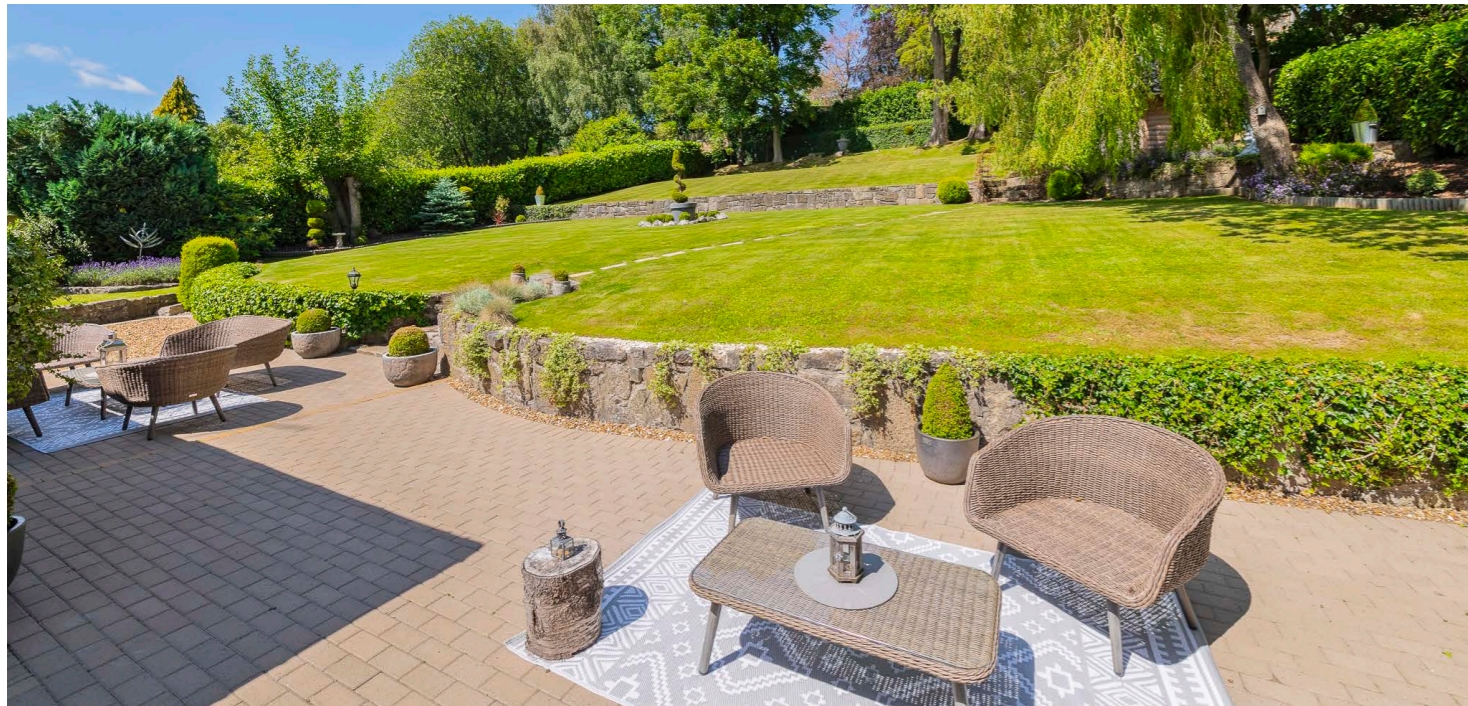












GROSS INTERNAL AREA
 TOTAL: 320 m²/3,445 sq ft
 FLOOR 1: 164 m²/1,767 sq ft, FLOOR 2: 125 m²/1,347 sq ft
 FLOOR 3: 31 m²/331 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

54 Glencairn Drive sits opposite Titwood Bowling Club and Titwood Lawn Tennis Club and is only 500 yards from amenities on Nithsdale Road/ Kildrostan Street and in neighbouring Strathbungo where shops, coffee houses, restaurants, and bars are found. Maxwell Park and Pollok Park offer excellent recreational space whilst Pollokshields West or Maxwell Park train stations are within half a mile of the front door. Junction one of the M77 connects Pollokshields to Scotland's motorway network.

SS4195 | Sat Nav: Kinleloch, 54 Glencairn Drive, Pollokshields, G41 4PR

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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