



160 CAMPHILL AVENUE
LANGSIDE

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3 | BEDROOMS
1 | BATHROOM
3 | PUBLIC ROOMS

A substantial red sandstone fronted mid terraced villa offering flexible accommodation over three levels open South/West aspects to the rear.

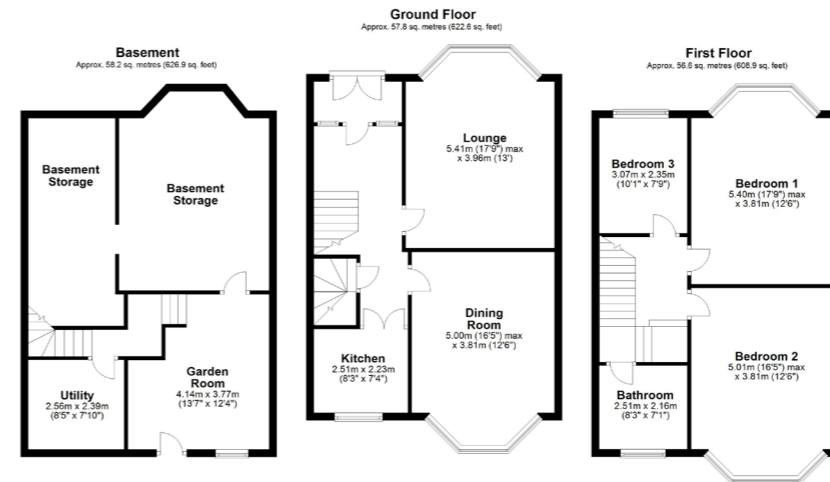
Set in private grounds in this highly sought after residential enclave, a period townhouse style terraced villa originally dating from 1915/1920 or thereby. Internally the property boasts versatile accommodation within five/six apartments formed over three levels.

The complete accommodation extends to: entrance vestibule, welcoming hallway, bay windowed formal lounge, bay windowed dining/family room, fitted kitchen, staircase to first floor revealing three flexible bedrooms and main family bathroom. A further fixed stair from ground floor leads to garden level revealing a utility room, useful walk-in storage at basement level, and garden room leading directly to enclosed rear gardens (South West facing).

The property benefits from gas fired central heating, double glazing and retains a number of traditional features.

Amenities

The property is positioned within walking distance of shops and amenities upon Kilmarnock Road and Pollokshaws Road where thriving coffee shops, restaurants and delicatessens can be found. The thriving hub of Strathbungo is a walk across Queen's Park. More extensive amenities are available at the Morrisons store at Crossmyloof, Giffnock or Newlands and the shopping mall at Silverburn is a short drive to the West.



Total area: approx. 172.6 sq. metres (1858.4 sq. feet)

Sat Nav:
 48 Overton Crescent, West Kilbride, KA23 9HG

LA4999

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

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