



# 40 QUEEN SQUARE

STRATHBUNGO

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**This Category B listed Strathbungo townhouse is beautifully presented and delivers versatile accommodation whilst retaining many original features.**

Originally dating from the late 1800s, this Category B listed townhouse positioned in the heart of the Strathbungo conservation area has been meticulously maintained by our clients. Strathbungo is a village within a city, with a strong community feel regularly hosting events such as Bungo in the Lanes and Winter Wonderland. It recently featured in The Times list of best places to live in the UK, and is close to Shawlands, which was included in the list this year.

The accommodation at ground floor includes; vestibule via storm doors, reception hallway, living room with wood burning stove, a cinema room and a designated dining room. The original sweeping staircase leads to first floor level revealing three generous double bedrooms (one with fitted wardrobes) and a Fired Earth shower room/WC including twin sinks. The principal bedroom with triple window formation has an open working fireplace and would have been the original drawing room.

From ground floor, another fixed stair leads to garden level where an outstanding open plan living/dining kitchen is found. Alternative access to garden level is through a concealed door beneath the external front steps leading into a smartly formed vestibule incorporating cloakroom storage. To the rear of the kitchen area is a fitted three piece bathroom suite, a guest bedroom with fitted wardrobes and a designated laundry room with a stable door to the back garden.

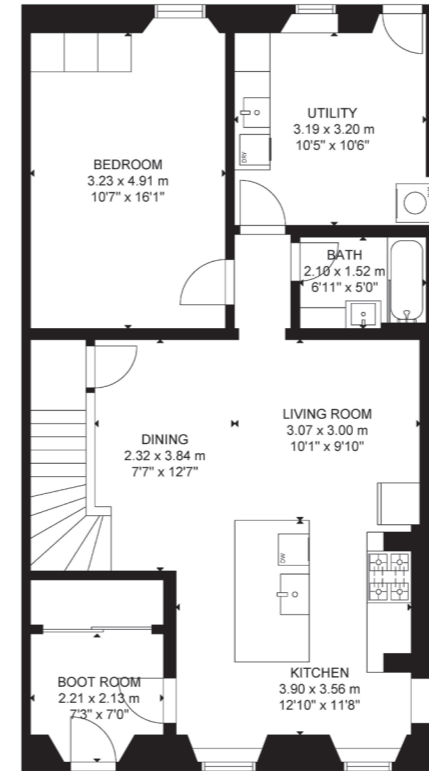
The property has gas fired central heating, a security alarm, integrated ceiling speakers (in cinema room, dining room and kitchen), timber cased double glazing to the rear and timber cased single glazing to the front. A ceiling hatch in one of the rear, first floor bedrooms gives access via attached ladder into a partially floored attic void. Externally the property sits within private grounds of particular note to the rear where they are fully enclosed and child/pet safe.

It should be noted that our clients have approved core planning and listed building consent drawings for planned improvements (available on request).

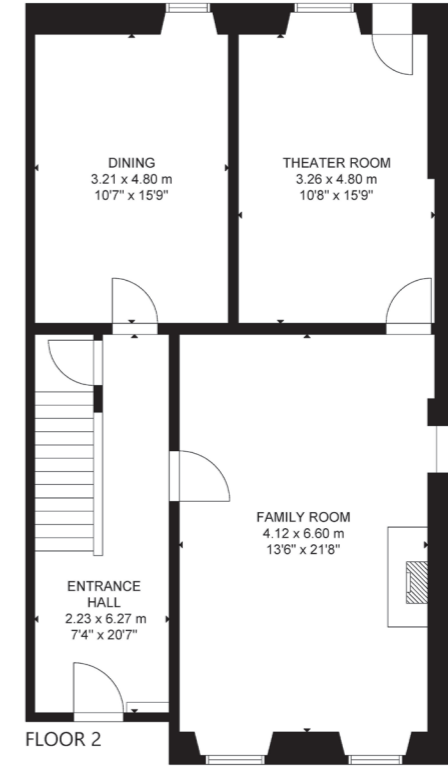




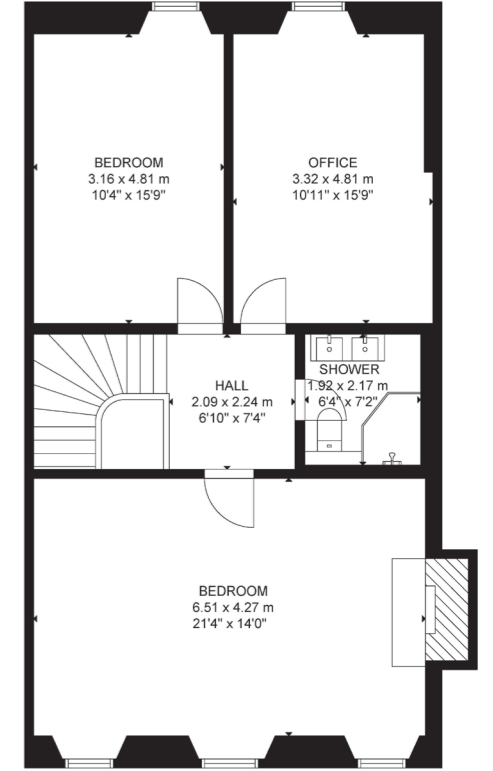




FLOOR 1



FLOOR 2



FLOOR 3

40 Queen Square is close to numerous independent restaurants, coffee houses, shops and bars as well as supermarkets. Queen's Park is a short walk away, providing recreational space, a children's play area and many cultural activities. Pollok Park, where the recently upgraded Burrell Collection is located, is within easy reach as are Pollokshields tennis and bowling clubs. Pollokshields West and Queen's Park train stations is less than ten minutes' walk away, with a six to seven minute journey into Central Station. Crossmyloof station can also be reached within a 15 minute walk, whilst there are regular bus services from Pollokshaws Road.

SS4201 | Sat Nav: 40 Queen Square, Strathbungo, G21 2AZ

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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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