



0/2, 36 DARNLEY ROAD

POLLOKSHIELDS

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c o r u m



3 | BEDROOMS

1 | BATHROOM

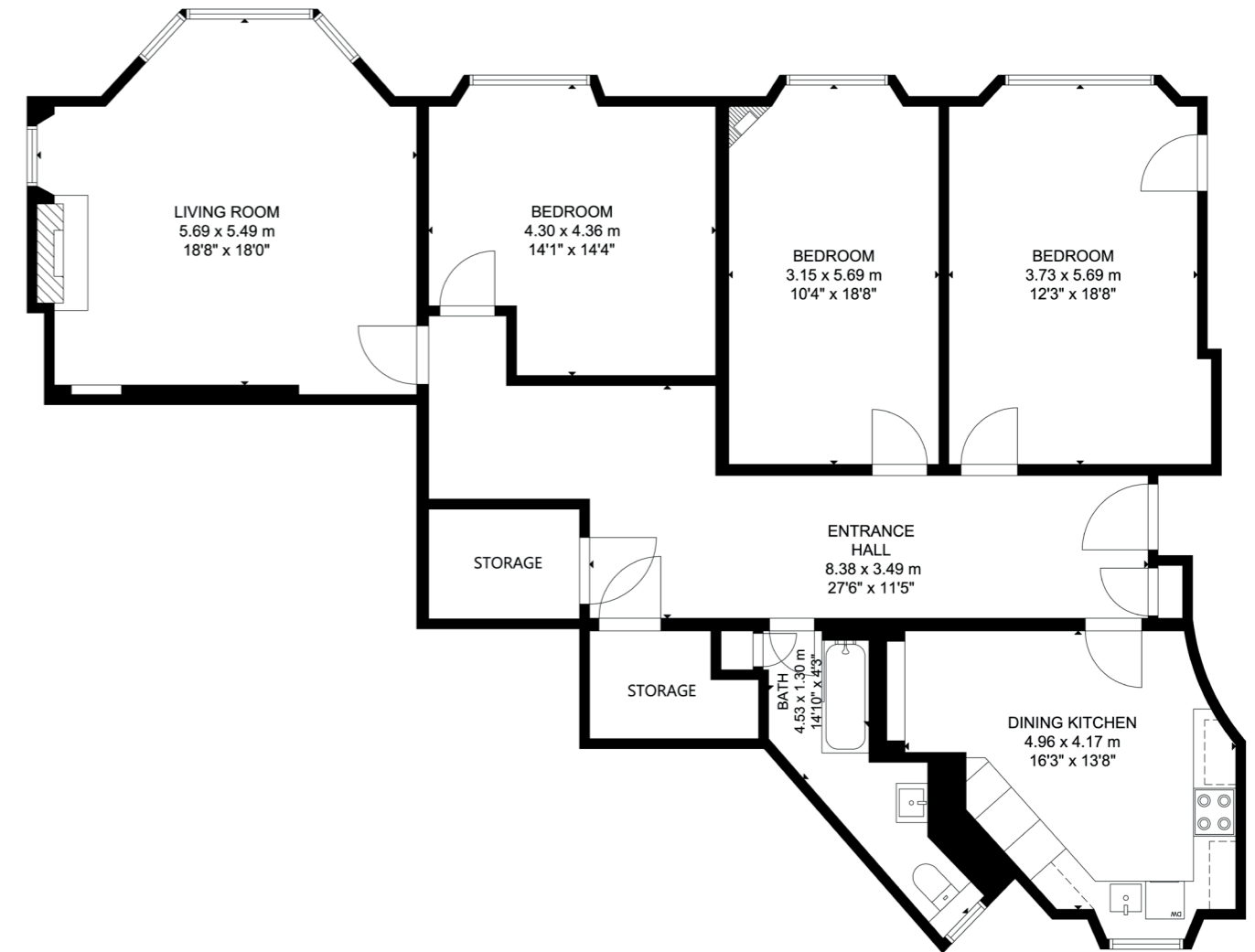
1 | PUBLIC ROOM

This tremendous townflat combines traditional features complemented by sleek, contemporary finishes.

The accommodation extends to; resident's stairwell, private vestibule, vast reception hallway with storage cupboards adjacent and a stunning double aspect, bay windowed lounge with feature gas fire. There are three generous double sized bedrooms, one of which has been recently decorated and is presently used as a comfortable TV room. The principal bedroom includes a fitted wardrobe. A contemporary four piece bathroom suite has underfloor heating as well as Porcelanosa tiles and sanitary ware. The kitchen was fitted circa 2016, is fully fitted and provides ample space for dining including oven with slide and hide door, a combination microwave, a wine fridge, a dishwasher, and a washing machine.

The specification includes a security alarm system, gas central heating, double glazed windows to the rear and refurbished, timber cased windows to the front. The building is factored by Redpath Bruce in Glasgow, the front garden belongs to the flat and the rear garden is shared by the six parties in the building. Further storage is found in the form of a private cellar.





36 Darnley Road is within walking distance of amenities in Pollokshields and Strathbungo where thriving coffee houses, restaurants, gastropubs, and bakeries are found. More extensive facilities are available at the Crossmyloof Morrisons store or the Sainsburys store further along Darnley Road. Recreational pursuits within the area are available at Queens Park, Maxwell Park or Pollok Country Park. Pollokshields West train station is approximately 300 yards walk, Shields Road underground station is less than two miles away and the M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4204 | Sat Nav: 36 Darnley Road, Pollokshields, G41 4NE

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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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