



43 CARLAVEROCK ROAD
NEWLANDS

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

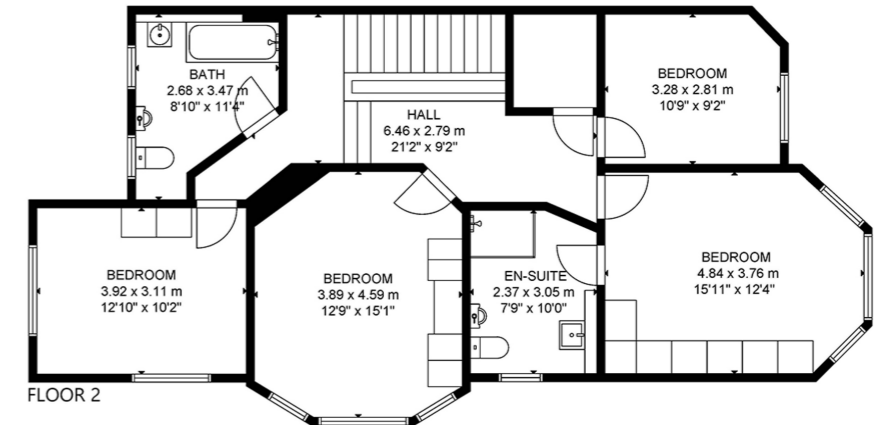
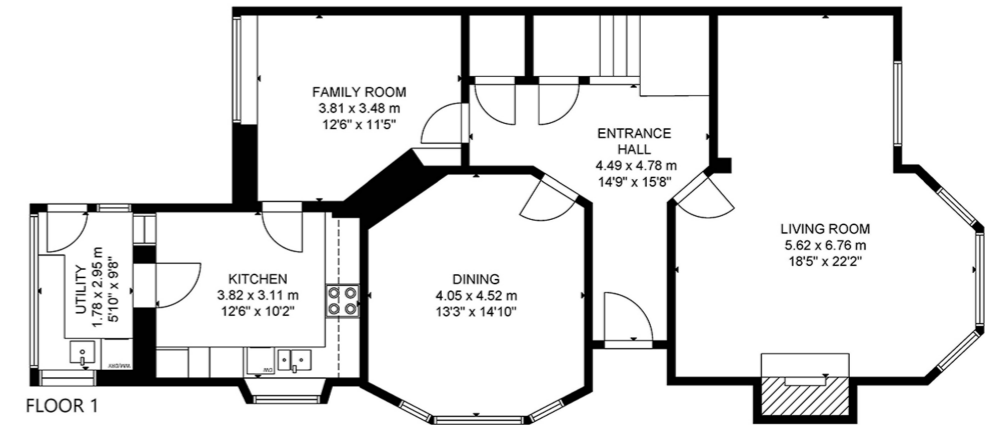
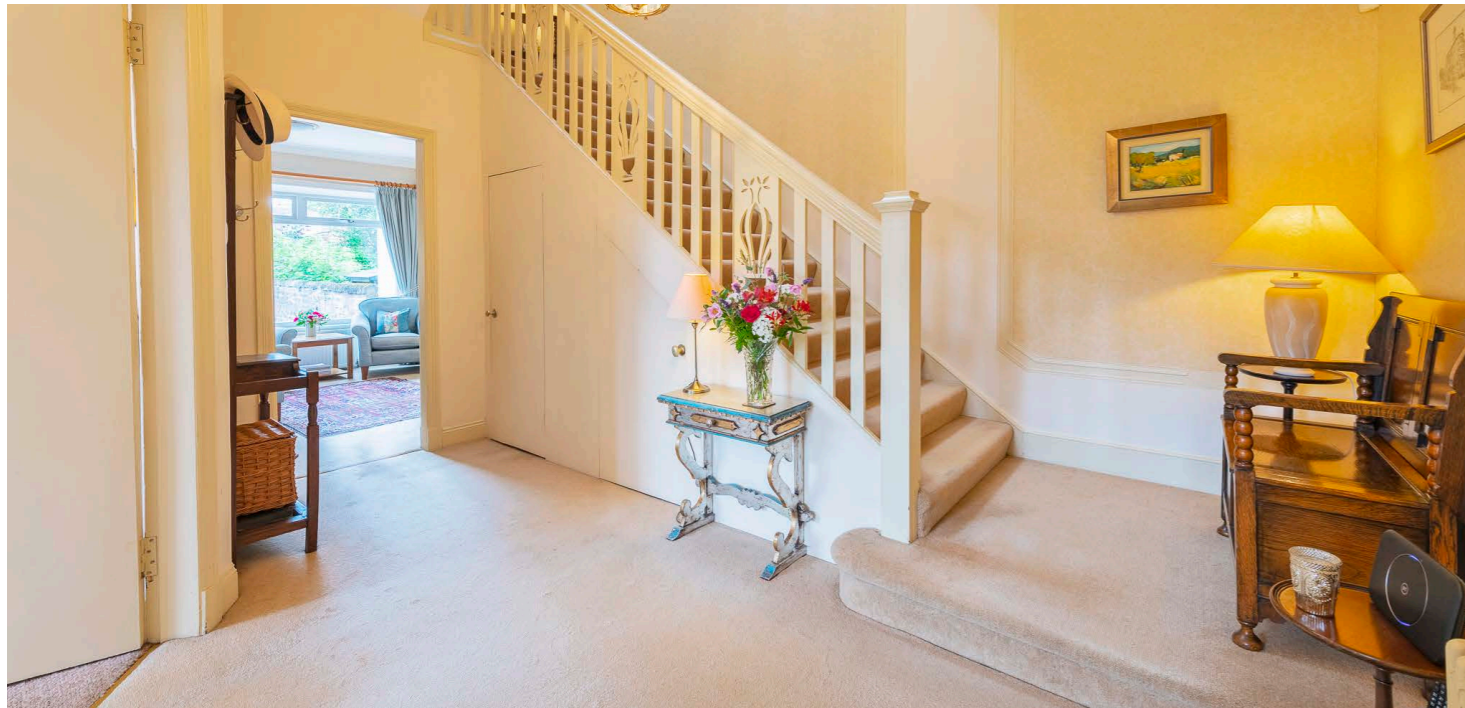
This charming semi-detached home is found in an established corner plot across the road from Newlands Park.

The accommodation includes; vestibule via storm doors, reception hall with under stair WC, a tremendous double aspect, bay windowed living room to the front and a designated bay windowed dining room to the side. A comfortable morning room leads through to a fitted kitchen and then into a lean-to utility room with door to rear garden. The original staircase with timber balustrade leads to a split landing which reveals four generous bedrooms. The principal bedroom is of particular note with its own en-suite shower room and exquisite, handmade cabinetry. A four piece bathroom suite is found at half landing whilst a first floor cupboard with ceiling hatch gives access into a sizeable attic space.

Sympathetic refurbishments have been carried out to the property over a number of years although a number of period features are retained including moulded woodwork, ceiling plasterwork and stained glass. The specification includes gas fired central heating, refurbished sash & case windows, partial double glazing and a security alarm system.

Externally the property sits within private, mature grounds bound by perimeter walls with a stone chipped horseshoe driveway providing space for several vehicles. Owing to its corner position, the property has gardens facing South, West and North, all of which deliver a degree of privacy. Our clients have spent a great deal of time and effort preserving their garden with meticulously maintained lawns, well stocked beds and copper beech and prunus trees around the perimeter.





43 Carloverock Road is within half a mile of Newlands Tennis Club and a stone's throw from Newlands Park where the popular Dandelion Café is found. Amenities are available at the Sainsburys store in Muirend, or the Morrisons stores in Shawlands and Giffnock. Reputable state schooling is available locally whilst there are several pick-up points within Newlands for some of Glasgow's independent schools. Langside train station is approximately half a mile from the front door.

SS4205 | Sat Nav: 43 Carloverock Road, Newlands, G43 2QL

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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