



17 SUTHERLAND AVENUE
POLLOKSHIELDS

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4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

A striking 8 apartment red sandstone attached villa, set in established corner grounds, directly in the heart of 'The Avenues' of West Pollokshields.

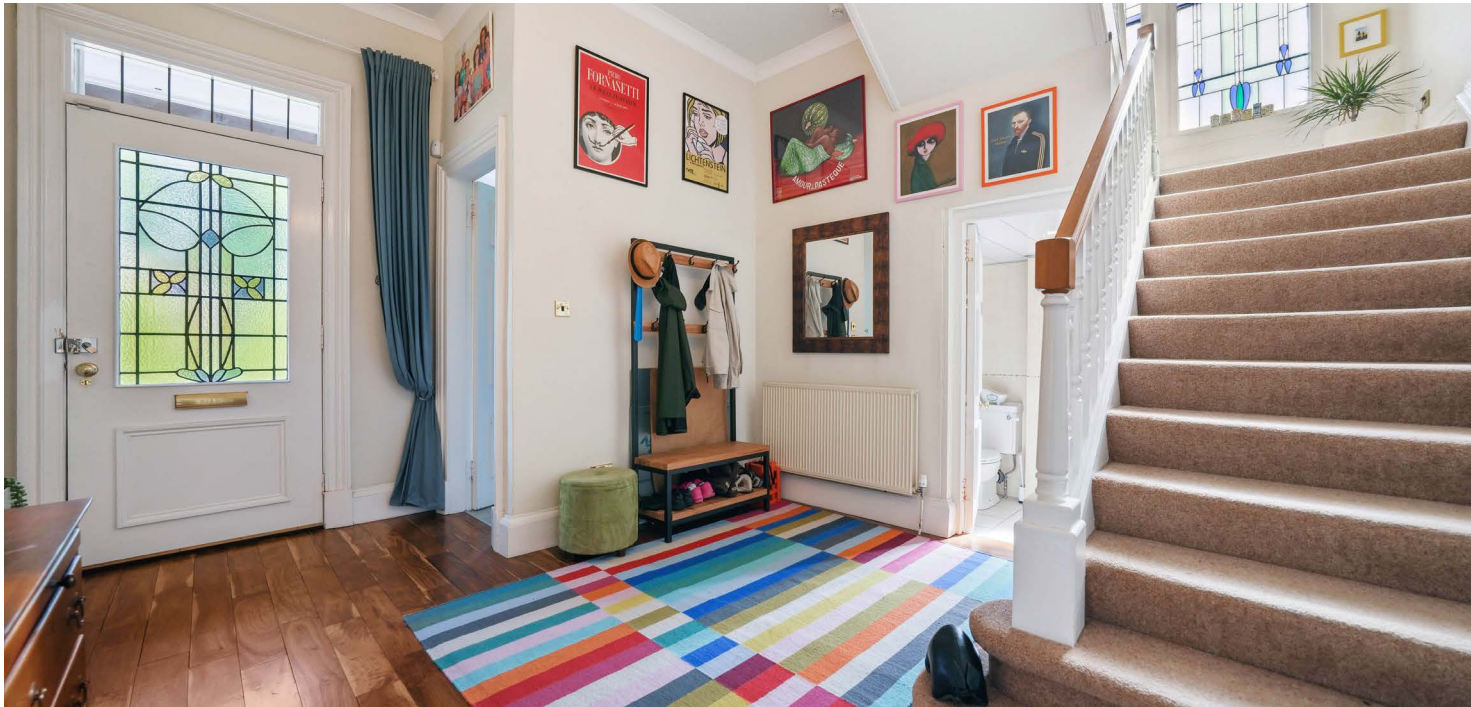
Set within established sweeping corner grounds at the junction of Sutherland Avenue and Albert Drive, a traditional attached villa offering versatile accommodation within 8 principal apartments formed over two original levels.

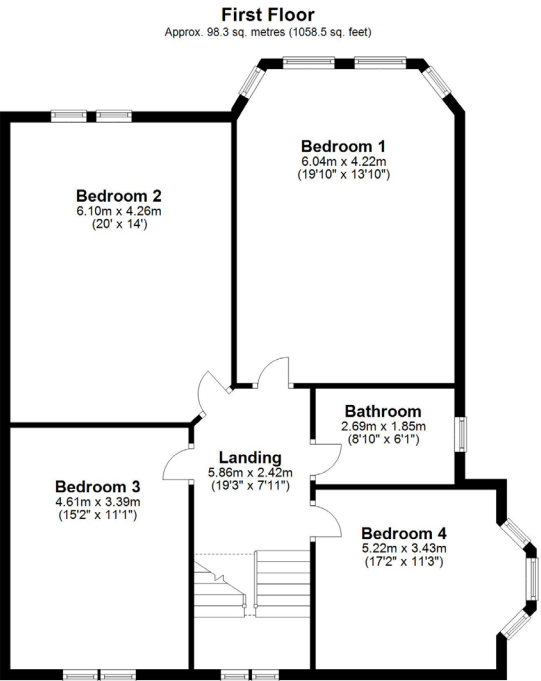
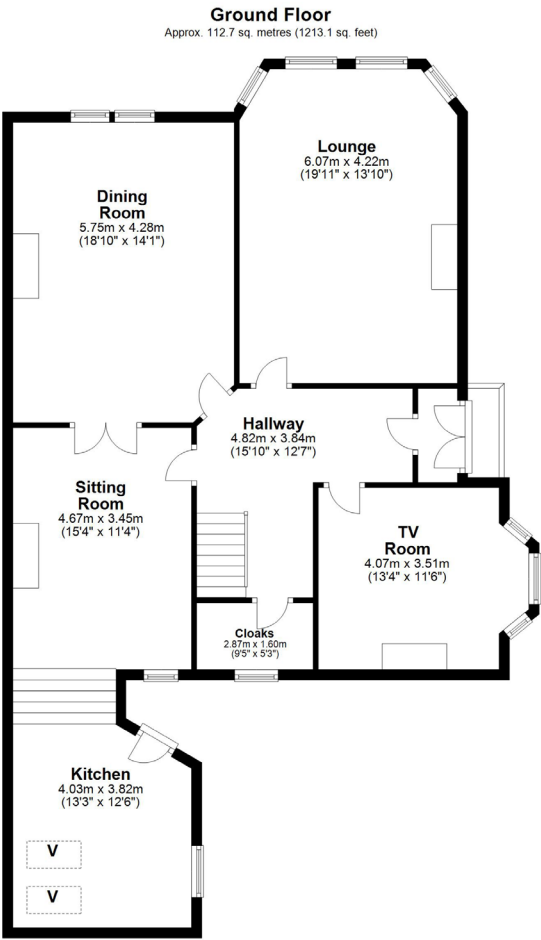
The complete accommodation comprises entrance vestibule, broad welcoming hallway with cloak room WC / shower to the rear, superb bay window formal lounge, comfortable bay window sitting room, snug to the side, formal dining room with double leaf doors allowing passage through to family sitting room, further access through to modern fitted kitchen at the rear.

A delightful period style stair leads to first floor landing revealing four flexible bedrooms and main family bathroom.

A wealth of period detailing is retained, most notably ceiling cornice work, plaster work and woodwork whilst benefitting from modern fitted kitchen, refurbished cloak/shower room and main bathroom leading to ease of living on a day to day basis.

The property also benefits from gas fired central heating system and security alarm system. Externally the property affords garden grounds to front, side and rear which are particularly well maintained, established and offering a high degree of privacy.





The property is positioned within walking distance of shops and amenities upon Nithsdale Road/ Kildrostan Street where thriving coffee shops, restaurants and delicatessens can be found. Other extensive amenities are available, the Sainsburys Local on Darnley Road and Morrisons store at Crossmyloof or further afield at The Avenues shopping mall at Newton Mearns. Silverburn shopping mall is a short drive to the West. Recreational pursuits are varied namely at Clydesdale Cricket Club, Maxwell Park, and Pollok Country Park where Pollok House with the world famous Burrell Collection can be found, also Bellahouston Ski and Sports Centre. Notably, the property is a short distance from the renowned House for an Art Lover. Schooling can be found locally at primary and secondary level namely at Hutchesons Grammar or at the renowned local Glasgow Gaelic school. Frequent public services provide rapid commuter access to the city centre. The local railway station is a short walk across Maxwell Park. The M77 connects the Southside of Glasgow to Scotland's motorway network, Glasgow International airport and beyond.

SS4494 | Sat Nav: 17 Sutherland Avenue, Pollokshields, G41 4JJ

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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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