



REDCLYFFE

219 NITHSDALE ROAD, POLLOKSHIELDS

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- 6 | BEDROOMS
- 3 | BATHROOMS
- 2 | WC'S
- 6 | PUBLIC ROOMS

Redclyffe is a substantial detached villa delivering vast accommodation, multiple period features and a South facing rear garden.

The accommodation includes; vestibule via original front door, broad reception hallway with a wood burning stove, original parquet flooring and tremendous moulded woodwork to dado rail height. To the front of the property is a double aspect bay windowed lounge with open fire, a bay windowed dining room with wood burner and an outstanding billiards room complete with its own bar area and a small WC. To the rear of the ground floor is a cloakroom with WC off the hallway, a home office, a butler's pantry area, dining kitchen with utility adjacent and a room devoted to a pool table. Our client uses a rear morning room for arts and crafts.

The original sweeping staircase is lit by a stunning stained glass window and from first floor landing there are four double sized bedrooms as well as a three piece family bathroom. The principal bedroom to the front has double aspect window formations and an en-suite shower room/WC. A further fixed staircase leads to second floor level revealing a gaming/living room and another double bedroom, with panoramic views of the Southside of Glasgow, and an en-suite. A walk-in storage room is also accessed from second floor landing area.

Several prominent period features are still intact notably moulded woodwork, parquet flooring, ceiling plasterwork and some beautiful stained glass from the studio of the influential designer Stephen Adam.

The specification includes gas fired central heating (with new boiler), partial double glazing and a recently serviced monitored security alarm system. Externally the property sits within private garden grounds bound by perimeter walls with stone chipped driveway parking to the front. The rear garden is particularly impressive, fully enclosed and facing South to catch the sun. A detached steel framed/glass roofed pergola has also been built in the rear garden.

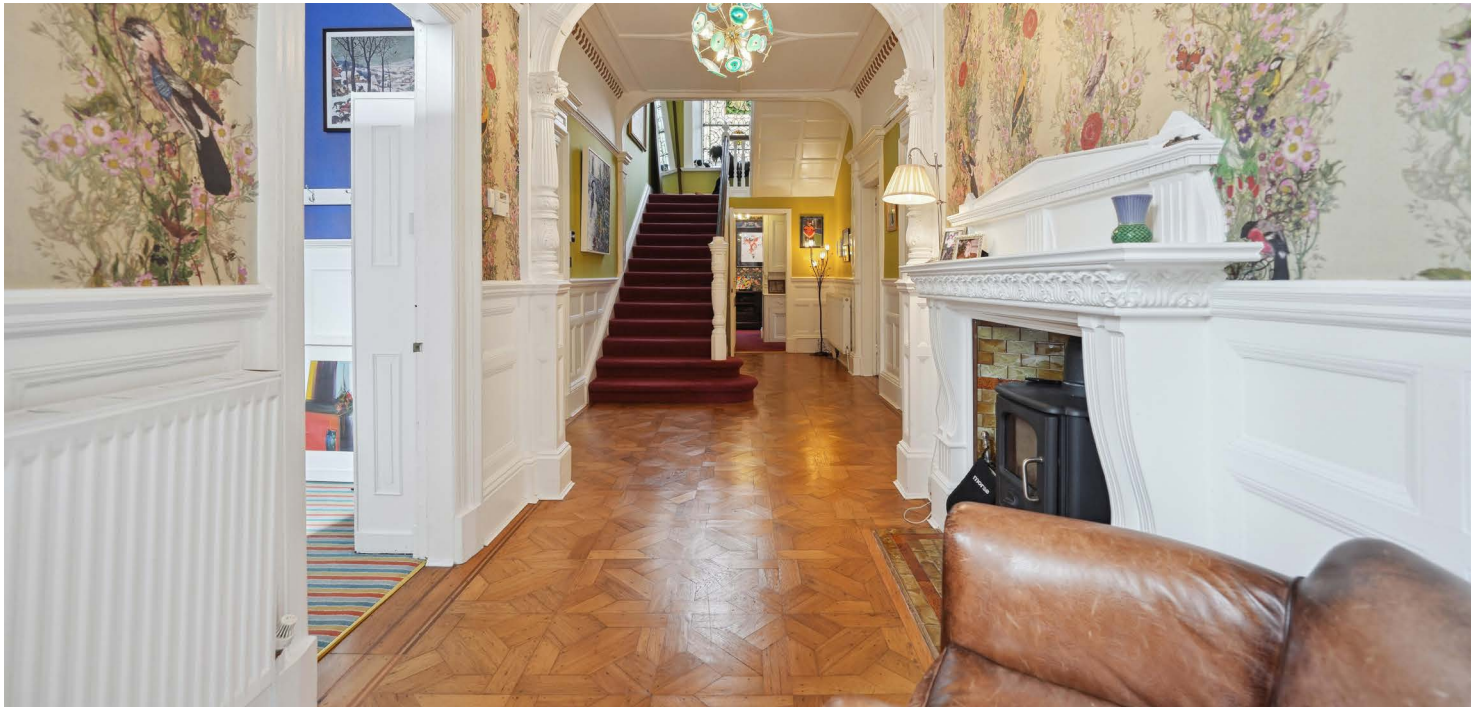




Ground Floor
Approximate Floor Area
2,246 sq. ft.
(208.7 sq. m.)

First Floor
Approximate Floor Area
1,171 sq. ft.
(108.8 sq. m.)

Second Floor
Approximate Floor Area
563 sq. ft.
(52.3 sq. m.)



Redclyffe is in the heart of the West Pollokshields conservation area, within one mile of amenities on Nithsdale Road/Kildrostan Street where coffee houses, restaurants and boutiques trade well. Maxwell Park and Pollok Country Park are both within one mile of the property, Maxwell Park or Dumbreck train stations within one mile, Shields Road underground station is less than two miles away and the M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4509 | Sat Nav: Redclyffe, 219 Nithsdale Road, Pollokshields, G41 5HA

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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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