



165A NITHSDALE ROAD

POLLOKSHIELDS

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

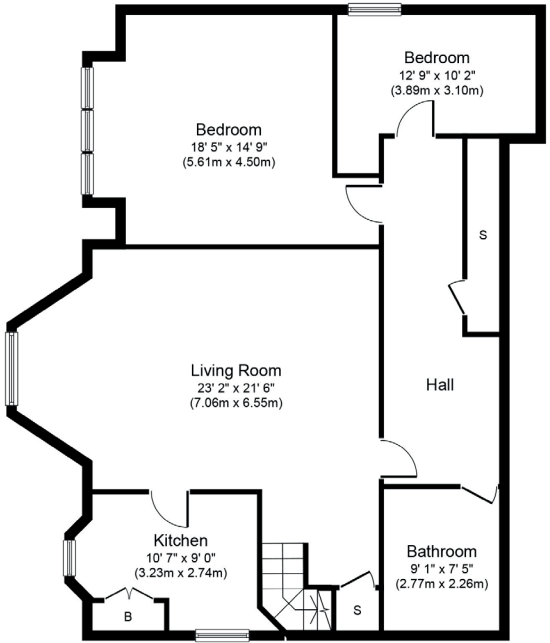
A substantial and highly versatile duplex conversion of a detached villa with main door access, set in established private grounds with driveway and garage.

Occupying the entire ground and lower ground level of this significant sandstone residence, a highly versatile main door duplex conversion offering flexible family accommodation within six/seven apartments. The building is shared with only one other dwelling, and the garden grounds have been split equitably, giving the subject property gardens to front and rear with driveway and garage to the side.

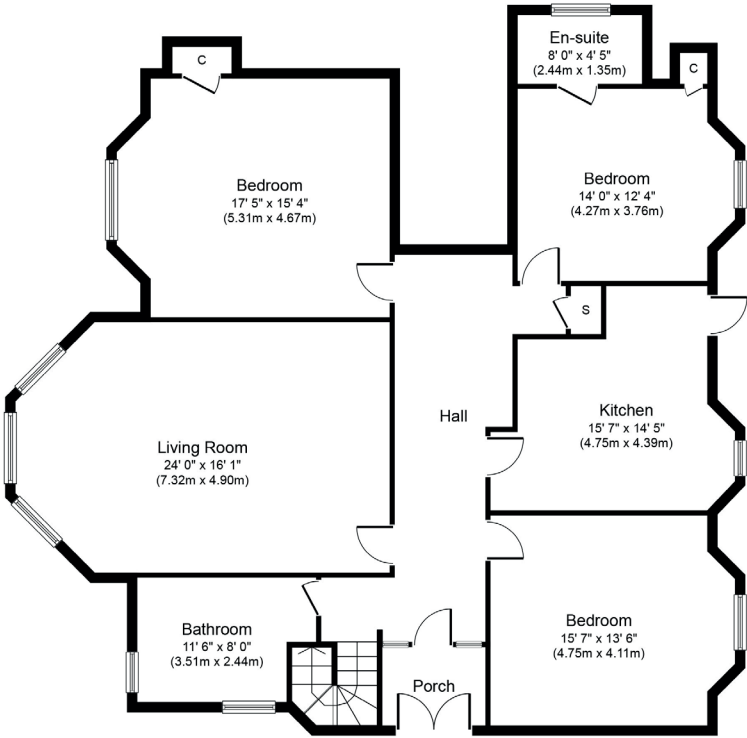
The complete accommodation at ground floor extends to: entrance portico/vestibule with feature stained glass, broad welcoming hallway, outstanding bay windowed formal lounge with focal point fireplace and there is a generous dining sized kitchen with direct access to gardens. Three substantial bedrooms, one of which has a bright en-suite shower room, and a main family bathroom. A well designed stairway leads to lower ground level, which hosts a large living area with kitchenette/utility off, inner hallway, double bedroom, study and further shower room off.

The specification includes a wealth of original features such as cornicework, woodwork and stained glass. There is a system of gas central heating and fresh décor throughout. The garden grounds to the rear are South facing and offer extensive lawned sections with useful patio area for alfresco dining and entertaining directly adjacent to the kitchen. A long driveway to the side provides excellent off street parking for numerous cars and leads to a single garage.





Lower Ground Floor



Ground Floor



The property is positioned within walking distance of shops and amenities upon Nithsdale Road and Kildrostan Street where thriving coffee shops, restaurants and delicatessens can be found. The thriving pocket of Strathbungo is approximately 400 yards walk to the East. More extensive amenities are available at the Marks and Spencer's store at Queens Park, the Sainsburys Local on Darnley Road, the Morrisons store at Crossmyloof, Giffnock or Newlands and the shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied namely at Clydesdale Cricket Club, Titwood Bowling and Tennis Club, Maxwell Park, Pollok Country Park where Pollok House and the world famous Burrell collection can be found, also Bellahouston Park & its Ski and Sports centre.

Schooling is available locally at primary and secondary levels namely at Hutchesons' Grammar. The Gaelic School is a short walk to the East on Kenmure Street. There are also a number of pick up points for Glasgow's other leading independent schools.

Frequent public transport services provide rapid commuter access to the city centre. The local railway station is approximately 300 yards walk.

SS4514 | Sat Nav: 165A Nithsdale Road, Pollokshields, G41 5QS

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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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