



20 FERNLEIGH ROAD
NEWLANDS

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4 | BEDROOMS

2 | BATHROOMS

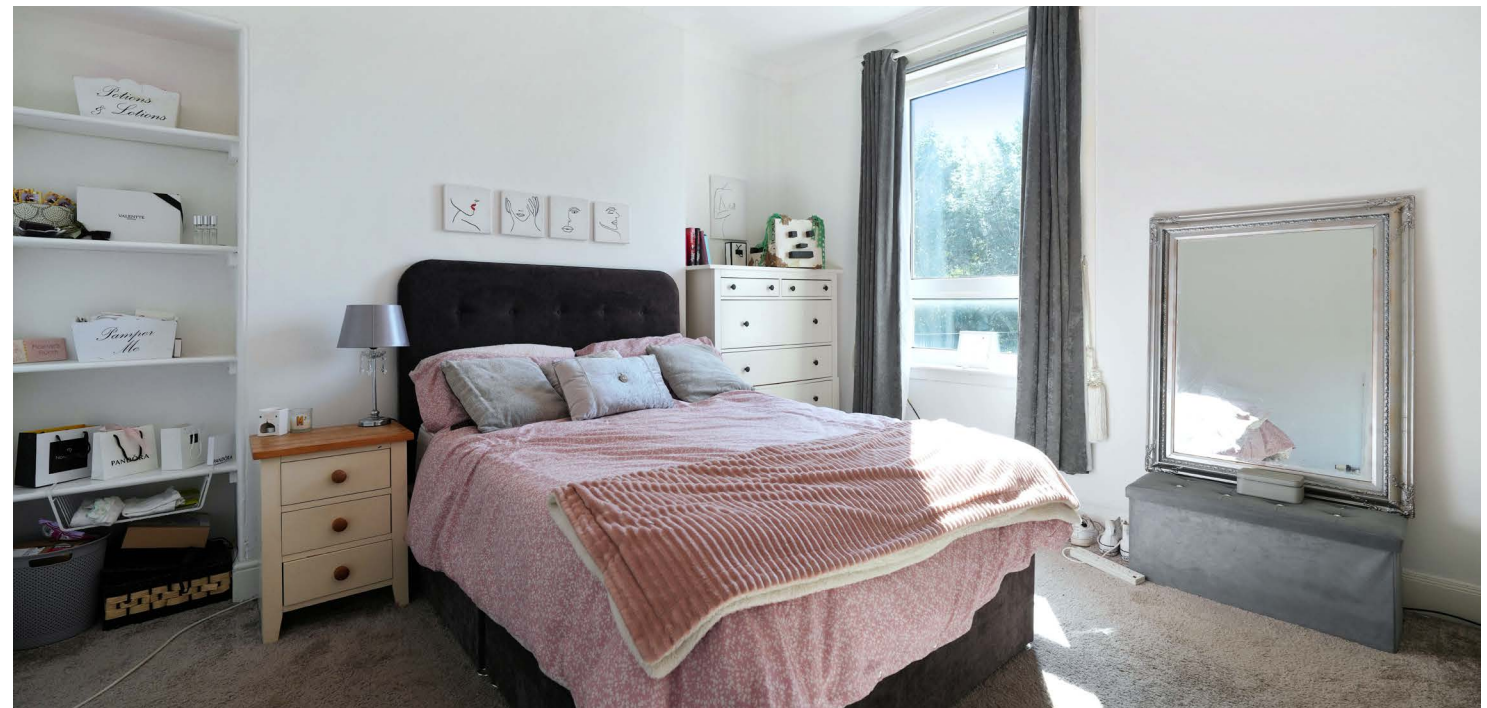
2 | PUBLIC ROOMS

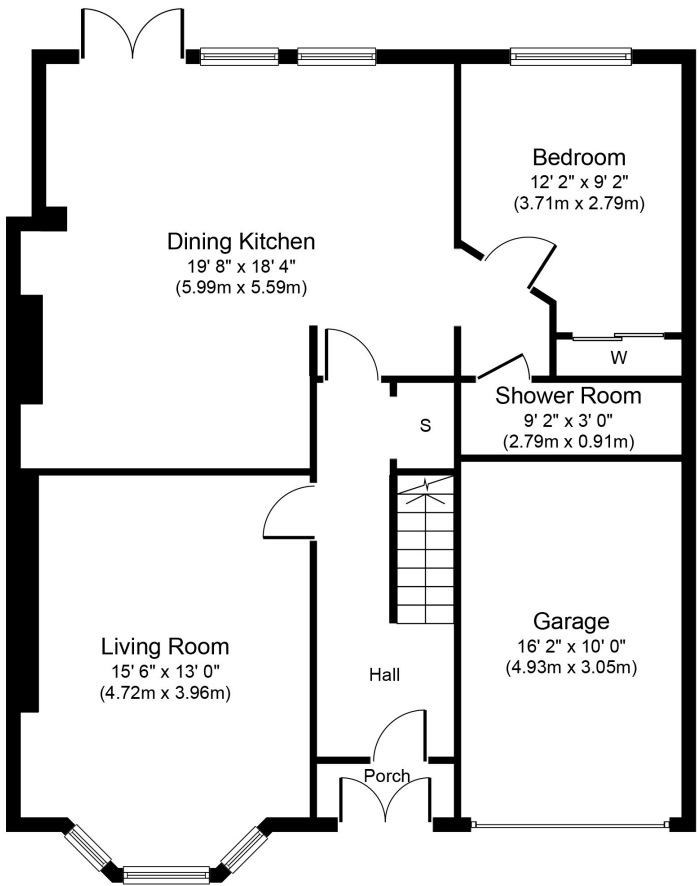
A traditional red sandstone fronted end terrace villa, thoughtfully extended to the rear to create a flexible family home with driveway, garage and great rear gardens.

Set in established private grounds in this popular residential pocket, a red sandstone fronted end terrace villa that has been thoughtfully extended and reconfigured, now offering versatile family accommodation within six principal apartments formed over two levels.

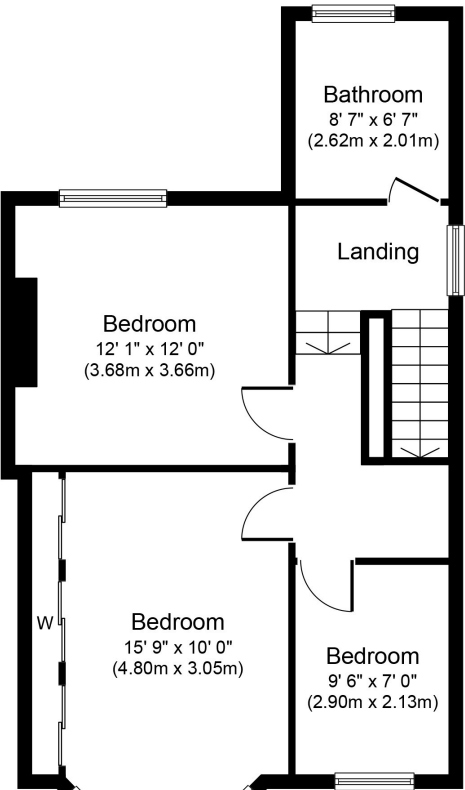
Complete accommodation extends to entrance vestibule, welcoming hallway, superb bay windowed lounge, sitting/dining room that is now open plan to a modern fitted kitchen with patio doors to gardens. To complete the ground floor accommodation, a double bedroom to the rear with a shower room adjacent. At half landing, a modern fitted family bathroom, whilst at first floor there are three well proportioned bedrooms. The attic space has been floored and lined, accessed by way of a drop down ladder from the landing.

Specification includes gas central heating, double glazing, enclosed garden grounds to the rear which enjoy southerly aspects with an area of decking and high perimeter fencing. To the front is an attractive garden with privet hedging, driveway parking and a single garage.





Ground Floor



First Floor

The property is positioned within walking distance of shops and amenities upon both Clarkston Road and Fenwick Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Sainsburys Local at Muirend, the Morrisons store at Giffnock or Newlands and The Avenue shopping mall in Newton Mearns. The shopping mall at Silverburn is a short drive to the West. Recreational pursuits are varied namely at Newlands Park (Dandelion Café), Queens Park and Pollok Country Park where Pollok House and the world famous Burrell collection can be found, also Bellahouston Ski and Sports centre.

Schooling is available locally at primary and secondary levels. There are also a number of pick-up points within G43 for Glasgow's other leading independent schools. Frequent public transport services provide rapid commuter access to the city centre. The M77 Connects the South side of Glasgow to Scotland's motorway network, Glasgow International airport and beyond.

SS4524 | Sat Nav: 20 Fernleigh Road, Newlands, G43 2UB

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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