



**3/1, 29 CAMPHILL AVENUE**  
SHAWLANDS

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**Boasting some of the best traditional features seen in a flat of this style, this stunning townflat occupies a fantastic position benefiting from a bright, open outlook.**

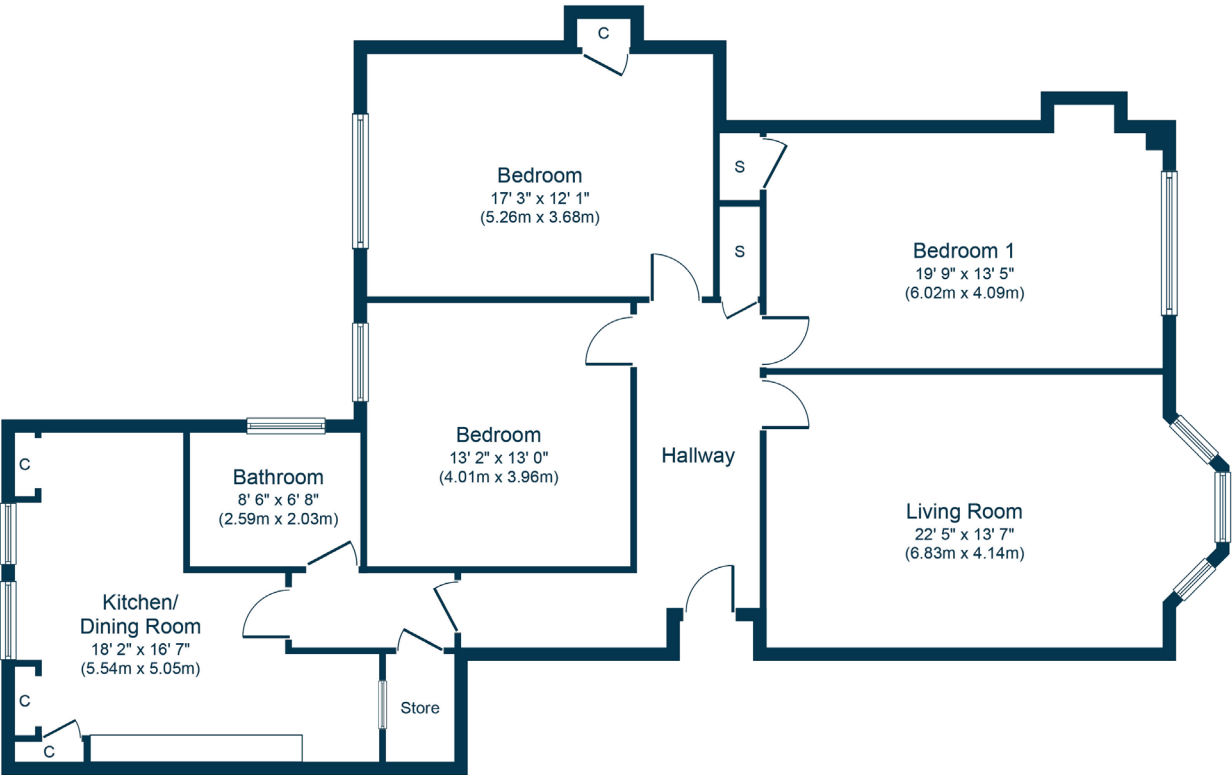
Internally, the accommodation in its entirety comprises: communal residents' stairwell, entrance vestibule accessed via storm doors, opening into a welcoming hallway. There are three double bedrooms, one of which is currently utilised as a secondary public room alongside a bay windowed formal lounge. There is a rear hallway which accesses a three piece bathroom, original butler's pantry offering additional storage, and bespoke dining kitchen designed to maximise the usable space containing a range of wall and floor mounted units, integrated appliances, and an almost unique decorative feature in the form of the original stove.

Additionally, the specification includes, gas central heating, double glazing alongside ample storage. Traditional features abound, including fire surrounds, detailed ceiling plasterwork, exposed floorboards, moulded woodwork, and the aforementioned kitchen stove. Communal rear garden grounds are accessed from the close at ground floor level, whilst a wooded garden to the front of the terrace is owned and used by all residents on the crescent providing a great space for socialising and exploring.









Approximate Floor Area  
1,413 sq.ft.  
(131.3 sq.m.)

29 Camphill Avenue is in close proximity to thriving shops, bars, coffee houses, bakeries and restaurants. A Morrisons, a Co-op, a Tesco and an M&S store are within one mile of the property. Queens Park hosts a Farmers' Market on the 1st and 3rd Saturday of each month whilst recreational space, tennis courts and football pitches are readily available. Shawlands Civic Square is also nearby, designed to offer a destination for markets, dance, craft events, speakers, and debate.

**SS4563** | Sat Nav: 3/1, 29 Camphill Avenue, Shawlands, G41 3AU

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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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Corum Shawlands  
247 Kilmarnock Road, Shawlands, G41 3JF

**Tel:** 0141 636 7588

**Email:** [shawlands@corumproperty.co.uk](mailto:shawlands@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)