



**1/2, 29 CAMPHILL AVENUE**  
LANGSIDE

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**4 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This significant 5 apartment home sits proud from the road below within an admired crescent only 250 yards from Queens Park.**

Occupying preferred first floor position within this popular crescent of B listed town flats, this substantial five apartment home is presented for sale in turn key condition.

The property retains a wealth of period detailing most notably original ceiling cornice work, plaster work and woodwork all combined with contemporary tasteful décor, a beautifully appointed dining kitchen, bespoke fitted butler's pantry, a dedicated utility room and a refurbished main house bathroom.

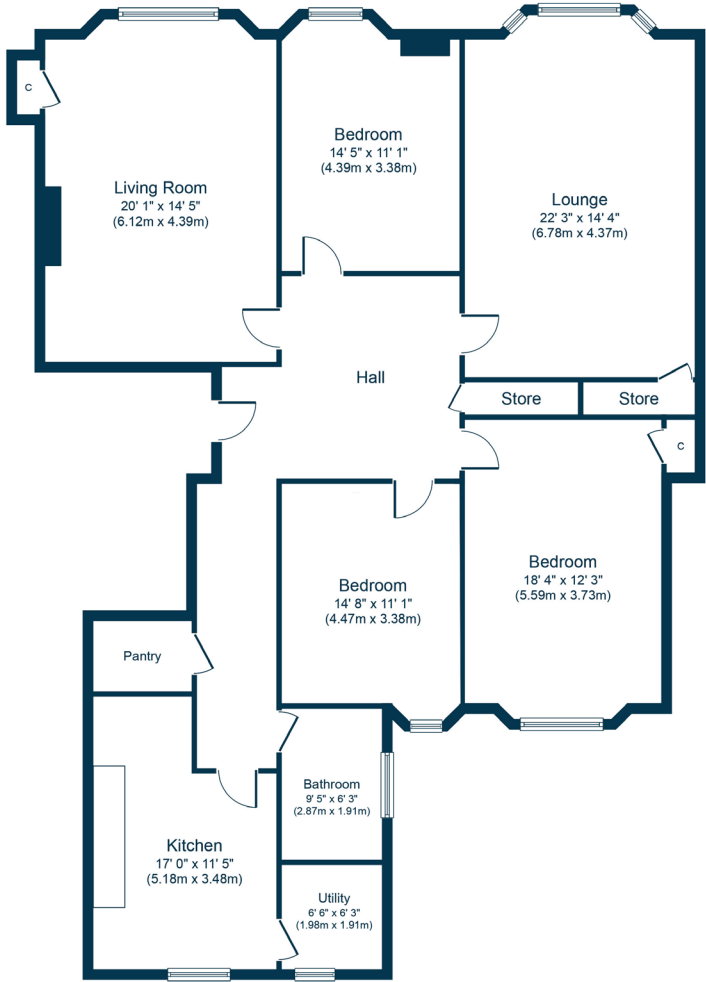
There are four double bedrooms, one of which is currently used as a secondary public room alongside a bay windowed formal lounge. Communal rear garden grounds are accessed from the close at ground floor level, whilst a wooded garden to the front of the terrace is owned and used by all residents on the crescent.

Early internal inspection is absolutely imperative to appreciate the extent and standard of accommodation on offer at this asking price and to avoid disappointment.









29 Camphill Avenue is within walking distance of an abundance of amenities, whilst Queens Park is only 250 yards from the front door. The closest railway stations are at Mount Florida or Crossmyloof whilst the M77 and M74 both connect the Southside of Glasgow to Scotland's motorway network.

**SS4585** | Sat Nav: 1/2, 29 Camphill Avenue, Langside, 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)