



43B MAXWELL DRIVE

POLLOKSHIELDS

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

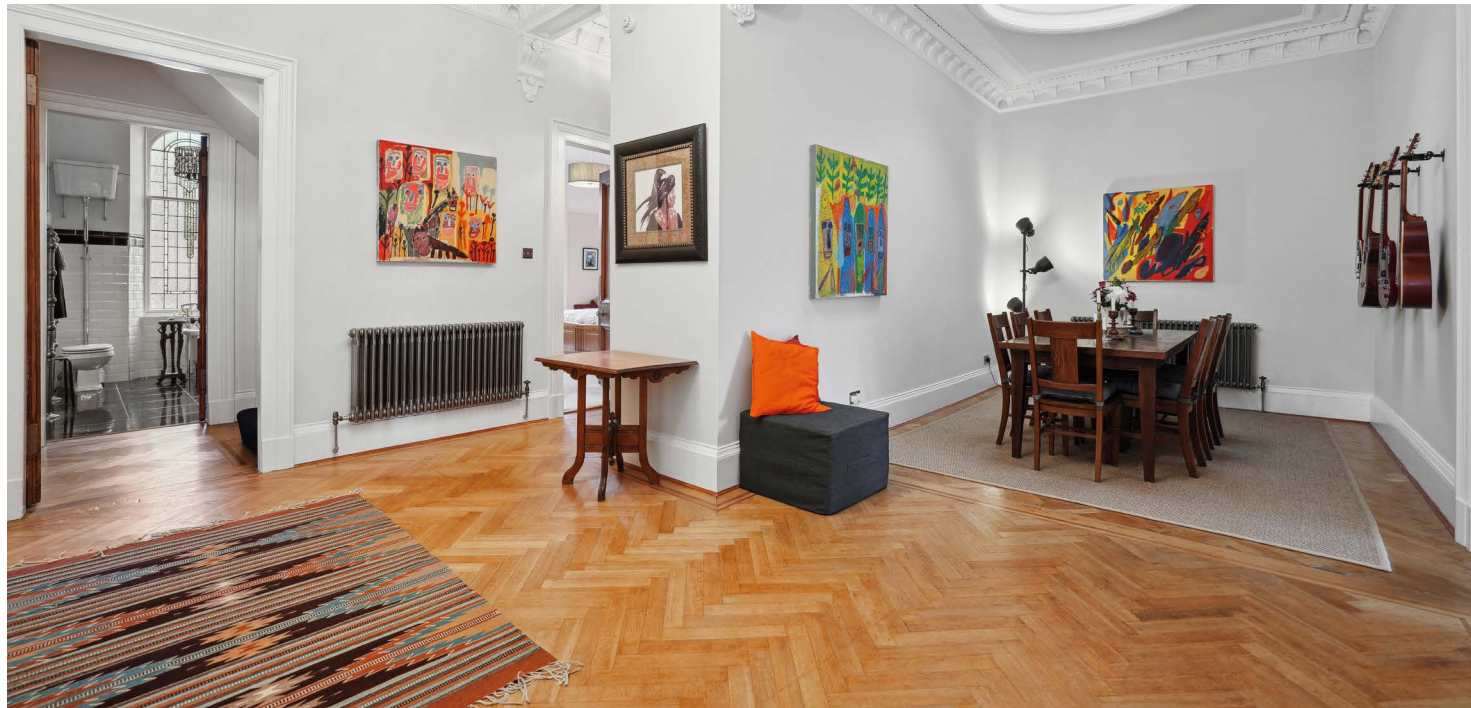
A superb and truly unique duplex conversion of this B-Listed detached villa, dated 1878, and inspired by the hand of Alexander "Greek" Thomson.

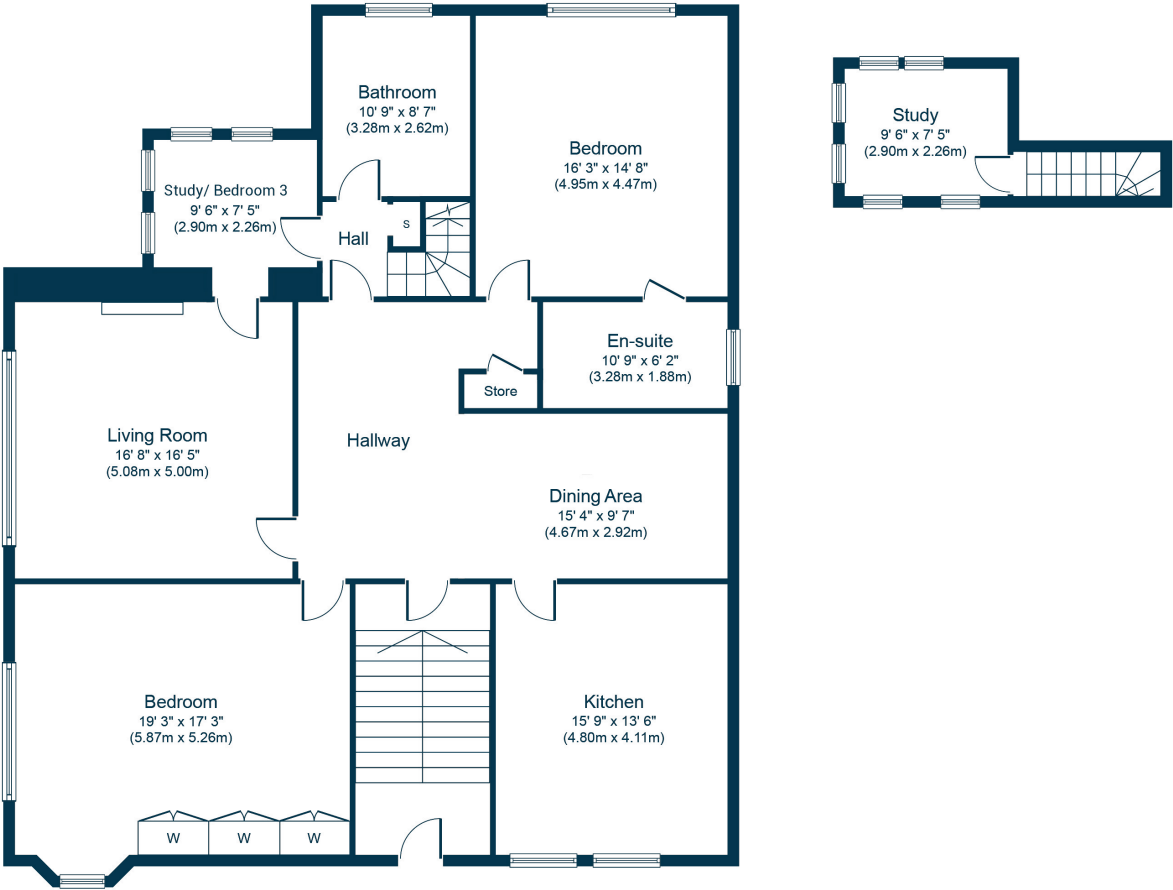
Occupying a significant portion of this striking stone built detached villa, a split level duplex conversion presented to the market in excellent order, with a modern specification and an array of original features.

Constructed circa 1878 with architectural features mimicking those of Alexander "Greek" Thomson, "Ontario" was built in dressed stone under a pitched and slated roof with detailed stone work, arch headed windows and an imposing square turret, forming an observatory at second floor level, affording 270 degree views across Pollokshields, the city of Glasgow and beyond. This truly is a unique opportunity not to be missed. Complete accommodation extends to private entrance at the West gable wall, lower hallway, private staircase to first floor, broad welcoming hallway, significant main lounge with focal point fireplace with log burner, substantial master bedroom with custom fitted hand built furniture, bedroom two/guest bedroom with highly contemporary en-suite shower room, useful study/office/possible 3rd bedroom, outstanding main bathroom with freestanding bathtub formal dining room open plan to hallway with feature glazed cupola, outstanding kitchen complete with custom Corian worktops and paneled units at counter wall level offering a wealth of storage and extensive workspace. The kitchen is themed round a central island with separate gas hob and is flooded by natural light from the South West window formation.

From the reception hallway a hidden stair leads via a staircase to second floor level, a wood paneled observatory affording 360 degrees vistas across the South side of Glasgow and beyond to the Campsie Hills.

Specification includes gas central heating, refurbished sash and case windows, modern period reproduction radiators, security alarm system, off street driveway parking for at least two or three vehicles, electric car charging point and private garden grounds to the side of the building with a sun trap patio and garden shed. The garden is generally laid as lawn bounded by mature hedging and trees to aid seclusion and privacy.





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. 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. There are also a number of pick up points for Glasgow's other leading independent schools.

SS4589 | Sat Nav: 43B Maxwell Drive, Pollokshields, G41 5JF

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk