



48 CORROUR ROAD
NEWLANDS

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

48 Corrou Road is a handsome semi-detached property in a leafy Newlands address with level South West facing gardens to the rear. Originally dating from the early 1900's, the property is beautifully presented to market and will appeal to an array of potential buyers.

The accommodation includes; reception hallway with understairs storage, impressive bay windowed lounge with feature gas fireplace and a comfortable sitting room with a further gas fireplace and serving hatch to kitchen. The kitchen has been smartly fitted to include floor and wall mounted units as well as sufficient space for dining table and chairs. A tremendous conservatory by Mozolowski & Murray seamlessly connects the sitting room and the kitchen to the rear garden. A designated utility room houses a washing machine, tumble dryer, separate sink and a ceiling pulley.

The original staircase with timber balustrade leads to a split level landing revealing four versatile bedrooms. A contemporary bathroom includes mains powered shower, underfloor heating and a duel fuel towel rail. A cleverly fitted en-suite shower in one of the bedrooms has another mains powered shower and a linen cupboard is accessed from the landing area. A ceiling hatch with ladder attached gives access into a floored and lined attic void with power and light provision.

Period features are retained including moulded woodwork, ceiling coving and exposed floorboards. The specification includes gas fired central heating, double glazed windows, a security alarm system and underfloor heating in the conservatory and bathroom.

The property sits proud from Corrou Road in private, established grounds with mono-blocked driveway parking through stone gate piers. The rear garden is particularly impressive, enclosed, level and South West facing with patio adjacent to the building, a large lawn, beddings and boundary walls. A detached garage to the side of the building provides excellent storage provision, power, light and water.





48 Corrou Road is within half a mile of Newlands Park where the popular Dandelion Café is found whilst Newlands Tennis Club is also within one mile of the front door. Amenities are available at the Morrisons store near Shawlands, The Sainsburys store in Muriend or the Silverburn shopping centre at Pollok. Reputable state schooling is available locally whilst there are a number of pick-up points in Newlands for some of Glasgow's leading independent schools. Pollokshaws East train station is approximately 750 yards from the front door.

SS4599 | Sat Nav: 48 Corrou Road, Glasgow, G43 2DX

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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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