



**2 CALDERWOOD ROAD**

NEWLANDS

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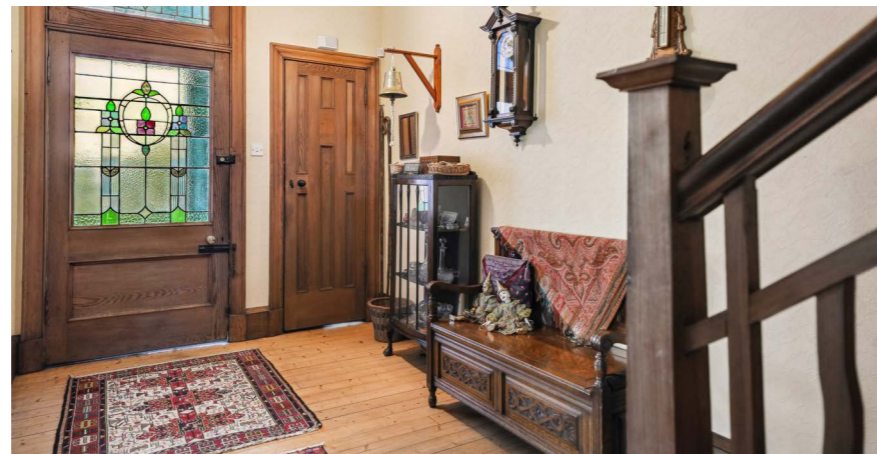
**4 | BEDROOMS**  
**1 | BATHROOM**  
**3 | PUBLIC ROOMS**

A substantial 4 bedroom sandstone semi-detached villa set in sweeping corner grounds.

- Vestibule, hallway, cloaks/WC
- 3 public, 4 bedroom layout over 2 original levels
- Large kitchen open plan to 3rd public / conservatory top the rear
- 4 good double bedrooms, main bathroom
- Floored and lined attic via fixed timber stair
- Gas central heating, reroofed, driveway, double garage

**Amenities**

The property is positioned within walking distance of shops and amenities upon Kilmarnock Road and Fenwick Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Morrisons store at Newlands and Giffnock, The Avenue shopping mall at Newton Mearns, the shopping mall at Silverburn Pollok is a short drive to the West. Recreational pursuits are varied namely at Newlands Park where newly refurbished tennis courts and Dandelion café can be found. Pollok Park is a short walk to the North West. Schooling is available locally at primary and secondary levels. There are also a number of pick up points within G43 for Glasgow's leading independent schools. Frequent public transport provides 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.



**Sat Nav:**  
 2 Calderwood Road, Newlands, G43 2RP

**SS4607**

\*All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

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