



## **APARTMENT 6, SUTHERLAND HOUSE**

44 SUTHERLAND AVENUE, POLLOKSHIELDS

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3 | BEDROOMS  
2 | BATHROOMS  
1 | PUBLIC ROOM

A charming first floor conversion within Sutherland House, at the head of "The Avenues" of West Pollokshields.

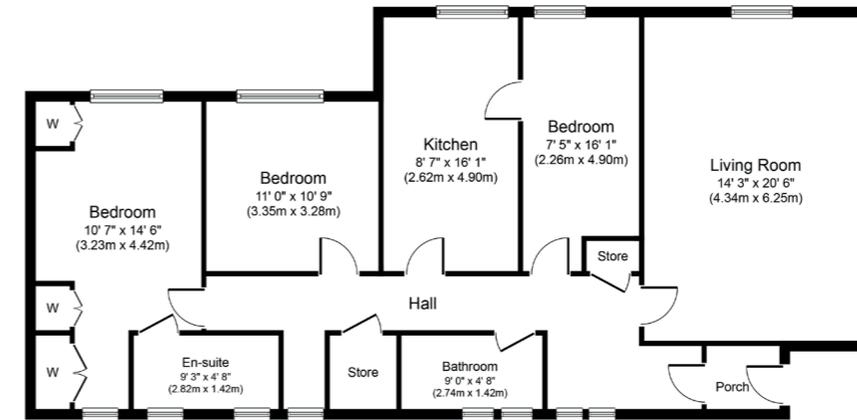
- Wood panelled residents' hallway
- Dual aspect main lounge
- Fitted dining sized kitchen with integrated appliances
- Dining room / Bedroom 3 adjacent to kitchen
- Two Double bedrooms, one with en-suite bathroom
- Main bathroom, gas central heating
- Door entry system, private parking

Amenities

The property is positioned within 1.4 miles 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 Morrisons store at Crossmyloof or Newlands or Silverburn Shopping centre at Pollok is a short drive to the West.

Recreational pursuits are varied including Clydesdale Cricket Ground, Titwood Bowling and Tennis Club, Maxwell Park and Pollok Park where Pollok House and the world famous Burrell Collection can be found and also Bellahouston 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.



Sat Nav:  
Sutherland House, 44 Sutherland Avenue,  
Pollokshields, G41 4ES

SS4612

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

For the full home report visit  
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