



26 QUEEN SQUARE
STRATHBUNGO

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

This wonderful townhouse delivers numerous traditional features, entirely versatile accommodation and a super layout for astute buyers.

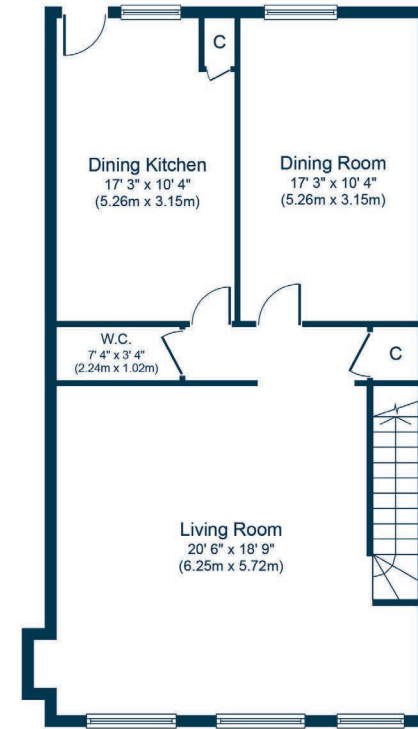
The accommodation includes; vestibule via storm doors, impressive reception hallway, studio/home office with twin windows, two double sized bedrooms and a three piece bathroom suite with storage above. The original sweeping staircase leads to first floor level revealing a grand drawing room (presently another home office) with a triple window formation to the front. A contemporary shower room is accessed from the landing as well as the main bedroom and a separate dressing room/laundry.

From the ground floor, a stripped wooden stair leads to garden level where an outstanding living room houses a wood burning stove, ash timber flooring and three front facing windows, one of which is hinged to give access to the garden. There is a WC with space for a washing machine and an understairs cupboard whilst to the rear is a fitted kitchen and a designated dining room. A door from the kitchen leads into the back garden.

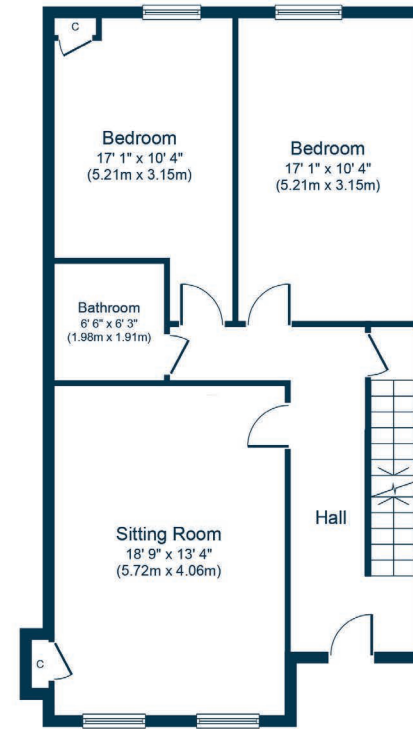
The property has gas central heating and timber cased window units with security locks, the three units in the drawing room have been replaced and double glazed. A number of features are in situ such as detailed ceiling plasterwork, working window shutters, wrought iron stair spindles and moulded woodwork. A ceiling hatch at first floor level gives access into an attic space presently used for storage. Some neighbouring properties have created accommodation in the attic which may be possible subject to local authority consents.

Externally the property sits within private grounds, fully enclosed to the rear with a sliding gate to a residents' lane behind the terrace. The back garden has boundary walls, a raised bed, vegetable plot, a timber shed and established planting. The front garden faces South West to catch the sun and provides privacy via carefully positioned hedging. Free on street parking is readily available in Queen Square and in neighbouring streets.

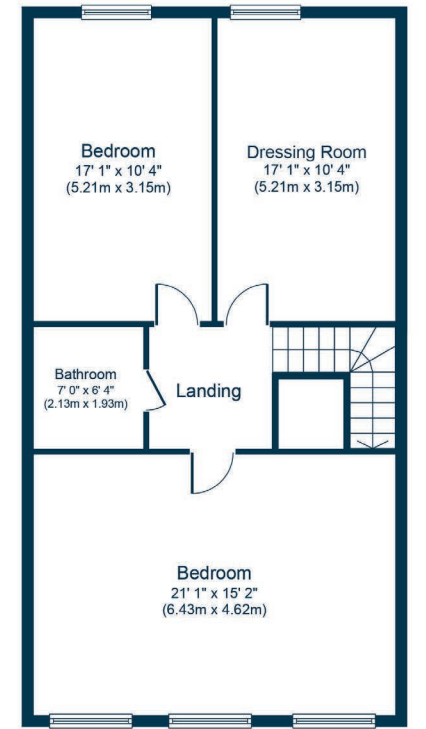




Lower Ground Floor



Ground Floor



First Floor

Strathbungo is a village within the city with a strong community feel on the doorstep of numerous independent restaurants, coffee houses, shops and bars. Queen's Park is at the end of the Square, providing recreational space and a children's play area. Pollokshields tennis and bowling clubs are within easy reach, as are Pollok Park and the Burrell Collection. Pollokshields West train station is approximately 750 yards away, the last stop before Glasgow Central Station. Reputable state or private schooling is available locally at primary and secondary level.

SS4637 | Sat Nav: 26 Queen Square, Strathbungo, G41 2AZ

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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

www.corumproperty.co.uk