



# YORKDENE

27 SUTHERLAND AVENUE, POLLOKSHIELDS

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**5 | BEDROOMS**  
**3 | BATHROOMS**  
**3 | PUBLIC ROOMS**

“Yorkdene”, a significant sandstone detached villa requiring upgrading and modernisation, set in “The Avenues” of West Pollokshields.

- Versatile 3 public, 4/5 bedrooms over 3 original levels
- Sandstone portico, pillared entrance, near symmetrical facade
- Cloakroom, kitchen, pantry, WC utility and sunroom at ground floor
- Main bathroom and 1 ensuite at 1st floor
- Bed 5 / games room at 2nd floor, gas central heating
- Horseshoe drive to the front, South facing/enclosed rear gardens, attached garage

**Amenities**

The property is positioned within walking distance of shops and amenities upon Nithsdale Road/Kildrostan Street where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities Morrisons store at Crossmyloof, Sainsbury’s Local on Darnley Road, The Avenue shopping mall in Newton Mearns and the shopping mall at Silverburn Pollok is a short drive to the South West.

Recreational pursuits are varied namely at Clydesdale Cricket Ground, 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.



**Sat Nav:**  
 27 Sutherland Avenue, Pollokshields, G41 4HG

**SS4638**

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

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