



**17 HAMILTON AVENUE**

POLLOKSHIELDS

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**This magnificent stone semi delivers some remarkable period features, versatile accommodation and a dreamy South facing rear garden.**

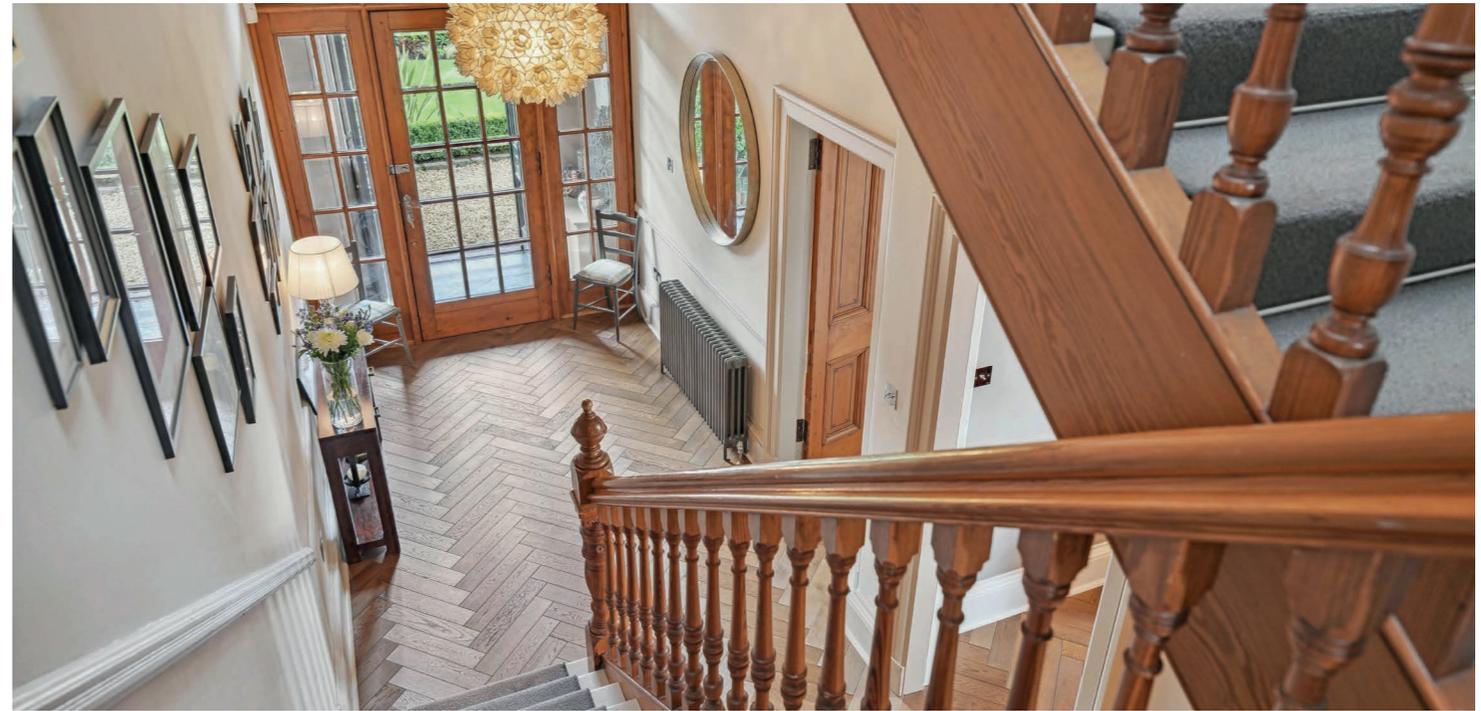
Positioned in an established plot in the avenues of West Pollokshields, this stunning semi-detached home originally dates from the early 1900s. The property has seven principal apartments formed over two levels and very successfully combines exquisite period detailing with contemporary finishes.

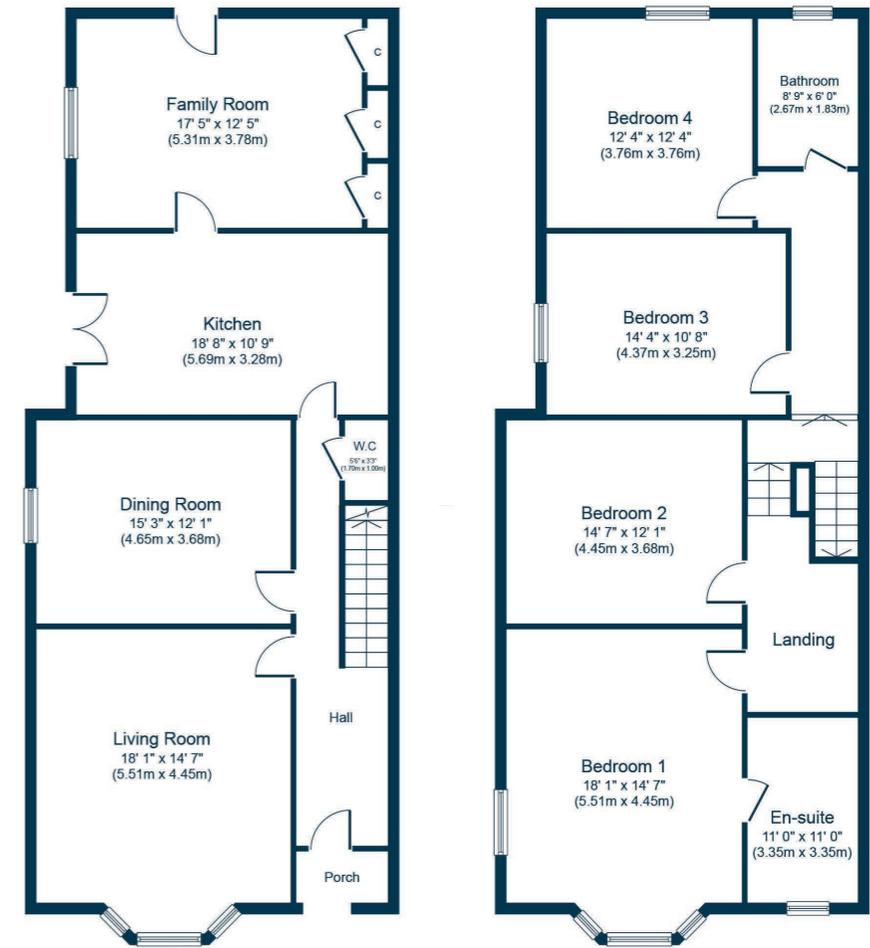
The accommodation includes; sheltered storm door area into vestibule, reception hall with wc adjacent, bay windowed lounge with gas fire and a designated dining room with gas fire. A fitted kitchen with integrated items has a clever worktop overhang for stool seating, twin doors to the side garden and then the TV room accessed from the kitchen has fitted storage and a further glazed door to the rear garden.

The original staircase leads to a split landing revealing four double bedrooms and a sleek three piece bathroom with shower over the tub. The bay windowed principal bedroom has a modern, four piece en-suite adjacent. All of the bedrooms have attractive decorative fireplaces, a large skylight above the staircase floods the house with natural light and a ceiling hatch at first floor landing gives access via attached ladder into a floored attic.

Several traditional features are still intact notably moulded woodwork, ceiling plasterwork, picture rails, dado rails and a beautiful front door.

The specification includes gas central heating and partial double glazing. Externally, the property sits within private gardens bound by perimeter walls with stone chipped driveway parking leading to a detached garage with power, light and an electric front door. The rear garden faces South to catch the sun, is fully enclosed and offers an excellent entertaining space with a hard landscaped patio adjacent to the building. The property has time controlled external lighting and an outside plug point in the rear garden.





17 Hamilton Avenue is in the heart of the Pollokshields conservation area, within one mile of amenities on Nithsdale Road/Kildrostan Street where coffee houses, restaurants and independent retailers jostle for position. Maxwell Park and Pollok Country Park are both within one mile of the property likewise Maxwell Park or Dumbreck train stations. Shields Road underground station is less than two miles away and the nearby M77 connects the Southside of Glasgow to Scotland's motorway network.

**SS4654** | Sat Nav: 17 Hamilton Avenue, Pollokshields, G41 4JG

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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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