



COLINTON

15 HAMILTON AVENUE, POLLOKSHIELDS

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

Set within broad level grounds in 'The Avenues' of West Pollokshields, a striking blonde sandstone detached villa, originally dating from 1900 / 1905 or thereby.

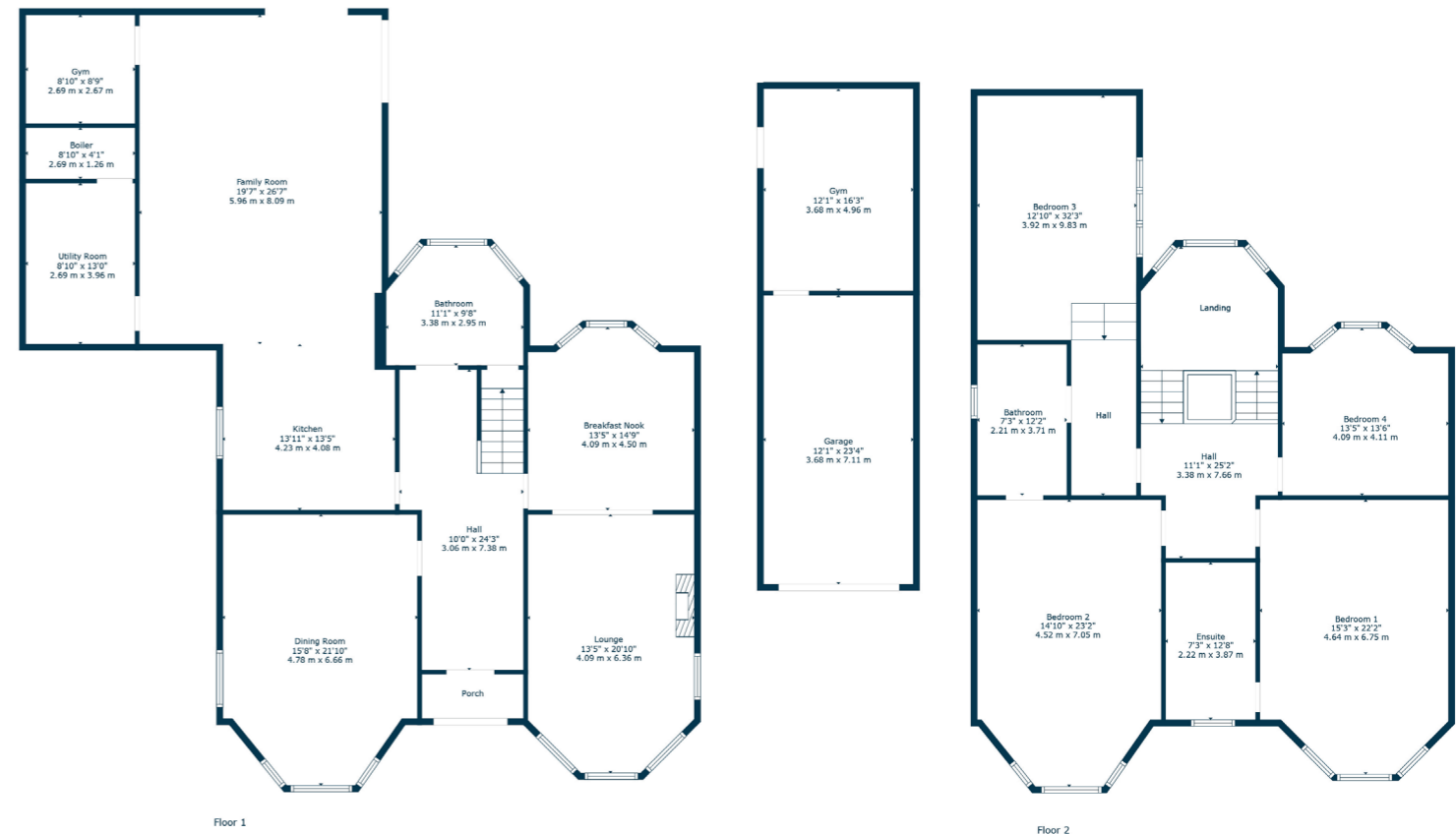
The property was systematically refurbished circa 2016 / 2017, has been well maintained by the current owner and is presented for sale in 'turnkey' order.

The subjects are finished in dressed blonde stone under a pitched and re-slatted roof with a useful two storey, rear wing greatly enhancing the scale and flexibility of the overall footprint. Early internal inspection is highly recommended.

Complete accommodation extends to: sandstone entrance portico, vestibule, welcoming hallway, formal bay windowed drawing room, open plan to sitting / morning room, formal dining room with bespoke wood panelling, beautiful cloakroom / WC, a modern fitted integrated kitchen allows passage through to a significant family / media room which in turn has vast sliding doors onto directly South facing gardens.

To the side of this area, a useful dedicated utility room and gym / boot room.





The property is positioned within walking distance 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 Sainsbury's Local on Darnley Road, the Morrisons store at Crossmyloof or Newlands, The Avenue shopping mall in Newton Mearns, The shopping mall at Silverburn Pollok is a short drive to the South West.

Recreational pursuits are varied namely at Maxwell Park, Titwood, Bowling and Tennis Club, Clydesdale Cricket Ground, Pollok Park and the world famous Burrell collection can be found, also Bellahouston Park, Ski and Sports centre.

Schooling is available locally at primary and secondary levels namely at Hutchesons' Grammar and the local Gaelic school. There are also a number of pick up points for Glasgow's other leading independent schools.

Frequent public transport provides rapid commuter access to the city centre. The local railway station is approximately 500 yards walk. The M77 Connects the South side of Glasgow to Scotland's motorway network, the city of Glasgow, the M8, the central belt and beyond.

SS4684 | Sat Nav: 'Colinton' 15 Hamilton Avenue, Pollokshields, G41 4J

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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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