



**1 SHERBROOKE GARDENS**

POLLOKSHIELDS

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**This tremendous, detached home has been tastefully upgraded over the years and is found in a peaceful Pollokshields cul-de-sac.**

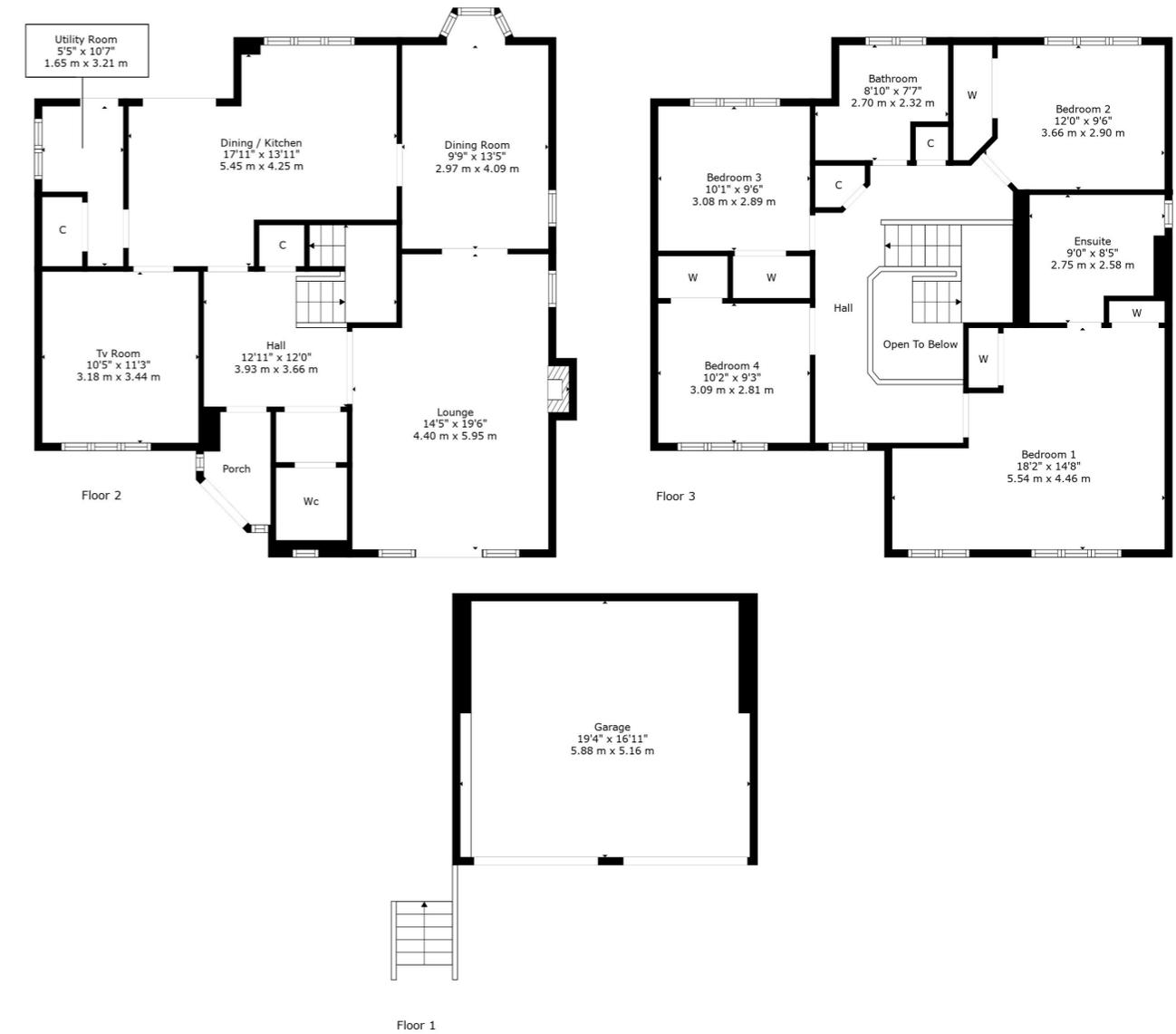
The accommodation includes; entrance vestibule, reception hallway with cloakroom WC adjacent, main lounge with gas fire and glazed doors to balcony, designated dining room leading through to a wonderful fitted kitchen providing ample space for table and chairs. From the kitchen, there is a comfortable TV room and a convenient utility room housing white goods and the boiler. Both the kitchen and the utility room have doors leading to the rear garden.

A bespoke staircase by Neville Johnson leads to an impressive galleried landing at first floor level. Four double sized bedrooms all have inbuilt wardrobes, and a sleek main house bathroom is also accessed from the landing. The principal bedroom has a contemporary en-suite shower room that was fitted and completed in 2023. A large attic void is partially floored to provide more storage and is accessed via ceiling hatch with ladder attached.

The specification includes gas central heating (boiler replaced 2023), double glazed windows (replaced 2022 - external doors also) and a security alarm system. Our clients have maintained and upgraded their home since taking ownership and the standard of finish throughout is commendable. The modern aspects of double glazing, insulation and an upgraded boiler will surely appeal to buyers growing conscious of their carbon footprint.

Externally, the property sits within established gardens, fully enclosed and child/pet safe to the rear with a hard landscaped patio adjacent to the back doors. Driveway parking is provided to the front of the building and a double car garage with power and light.





1 Sherbrooke Gardens is in the heart of the Pollokshields, 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 Dumbreck or Maxwell Park train stations. Shields Road underground station is also only one mile away and the nearby M77 or M8 junctions connect the Southside of Glasgow to Scotland's motorway network.

**SS4702** | Sat Nav: 1 Sherbrooke Gardens, Pollokshields, G41 4HU

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



WE'RE **SOLD** ON  
YOUR FUTURE



Corum Shawlands  
247 Kilmarnock Road, Shawlands, G41 3JF

**Tel:** 0141 636 7588

**Email:** [shawlands@corumproperty.co.uk](mailto:shawlands@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)