



UPPER CONVERSION, 351 ALBERT DRIVE

POLLOKSHIELDS

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Occupying the entire first floor of what was once a detached villa, this upper conversion has been tastefully maintained and upgraded by our client. This section of Albert Drive is particularly peaceful and the property will appeal to a broad range of potential buyers given the standard of internal accommodation.

The accommodation includes; communal entrance foyer, main door access onto a private stair to first floor level, a bright dining hall with storage cupboard adjacent and a lovely main lounge with double aspect window formation and a living flame gas fire. There are three versatile double bedrooms and a fitted kitchen including integrated fridge freezer, dishwasher, washing machine, sink, gas hob and a fan assisted oven. A contemporary four-piece bathroom is accessed from the landing with a clawfoot bathtub and a separate mains powered shower enclosure.

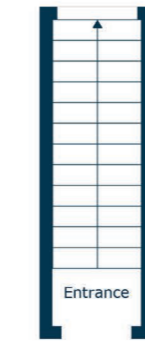
Several period features are still intact notably moulded woodwork, ceiling plasterwork and deep skirting boards. The property has gas central heating, a security alarm and replacement, timber cased double glazed window units. The storage cupboard off the dining hall has a ceiling hatch leading into a large attic void, partially floored for storage with power and light provision. A rear door from the private staircase gives access to the shared drying area, an external storage cellar suitable for garden tools, and a stone chipped path around the West side of the building which leads to the driveway.

Externally, the property has shared driveway parking via twin gate piers. A large front garden belongs to the property for sale providing an outstanding space to sit, eat, drink or to simply maintain the established grounds.

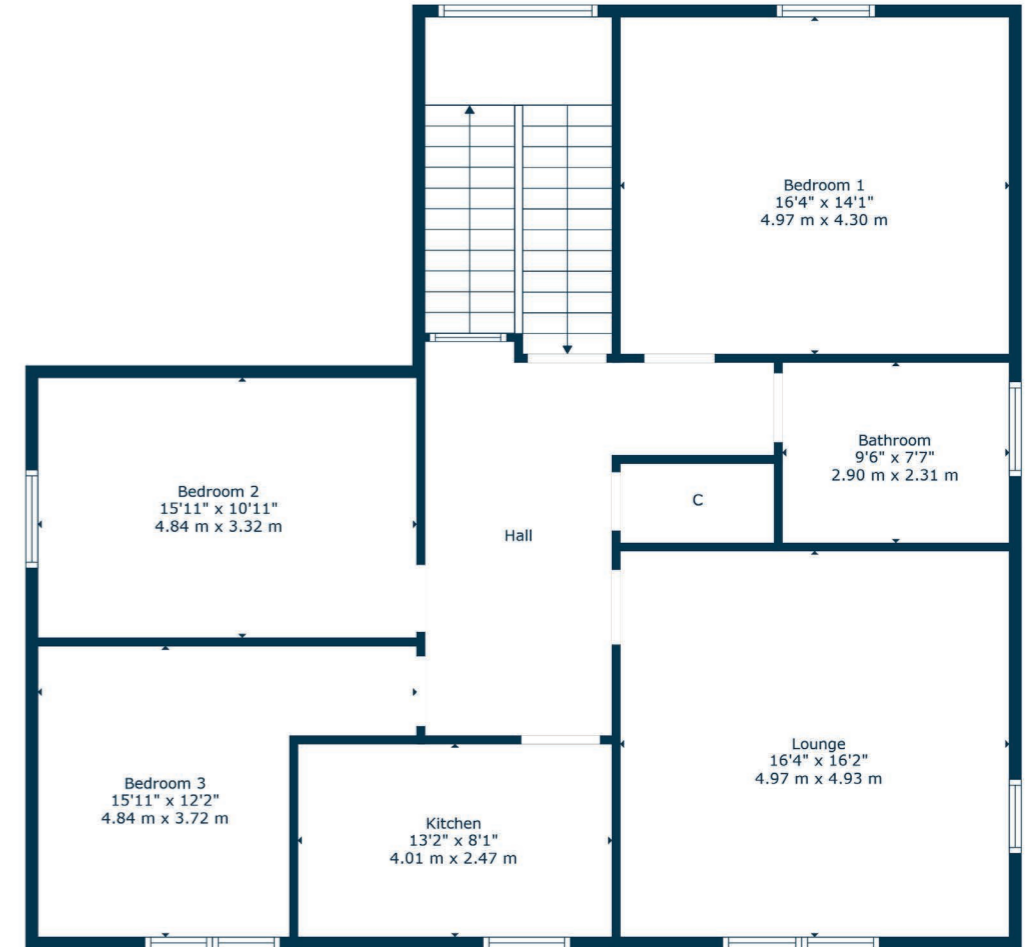








Ground Floor



Floor 1

351 Albert Drive is in the Pollokshields conservation area, one mile from amenities on Nithsdale Road/Kildrostan Street where coffee houses, restaurants and boutiques trade well. Maxwell Park and Pollok Park are within one mile of the property likewise Maxwell Park or Dumbreck train stations. Shields Road underground station is also only one mile away and the nearby M8 or M77 connect the Southside of Glasgow to Scotland's motorway network.

SS4751 | Sat Nav: Upper Conversion, 351 Albert Drive, Pollokshields, G41 5PH

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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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