



35 MADISON AVENUE

OLD CATHCART

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

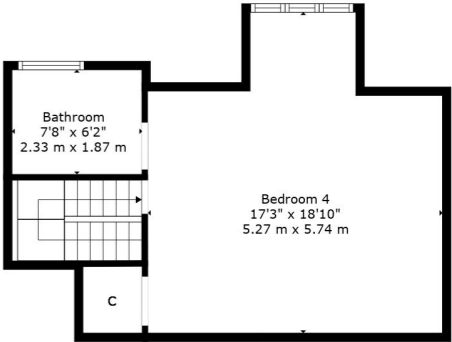
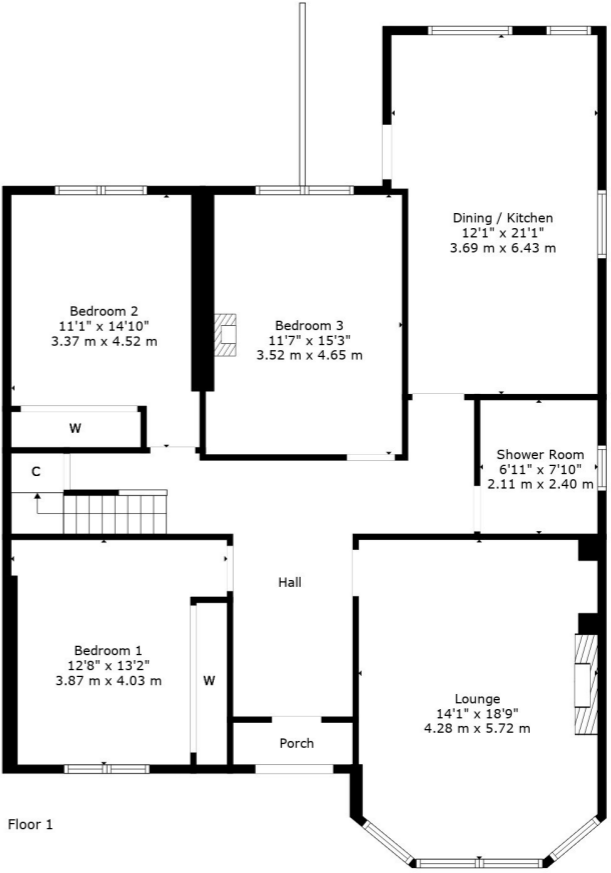
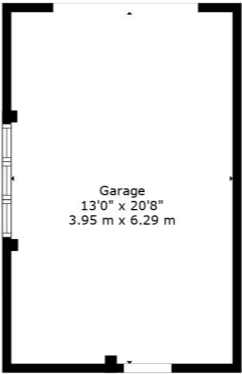
A traditional semi-detached bungalow set in established grounds in this highly sought after residential pocket, excellent schooling and local park within minutes' walk.

Set in established private grounds in this highly sought after Old Cathcart suburb, a semi-detached stone fronted bungalow which boasts flexible family accommodation within five principal apartments formed over two levels. The property has been well cared for throughout the current ownership and offers great room sizes, and a modern specification that includes gas central heating, double glazing and two bathrooms.

Complete accommodation extends to entrance vestibule, broad welcoming hallway, superb bay windowed main lounge with feature fireplace, whilst to the rear, a sizeable reconfigured dining kitchen can be found which offers a great range of units, integrated appliances and door access to gardens. On the ground floor there are three generous bedrooms, one currently utilised as a sitting room with fireplace, and a modern fitted shower room. The upper level hosts a further large bedroom with inbuilt storage and an en-suite bathrooms.

Specification includes gas central heating, double glazing, the property affords private garden grounds to front and rear which are well established with mature trees and shrubs aiding privacy. To the rear, a single car garage accessed via the rear lane.





Floor 2



The property is positioned within walking distance of shops and amenities upon Old Castle Road and Clarkston Road, where a number of coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Sainsbury store on Clarkston Road, Asda store at Toryglen, Morrisons store at Newlands and The shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied including well maintained municipal parks, health clubs/gyms and golf courses both public and private. Schooling is available locally at primary and secondary levels. There is an excellent primary school (St. Fillans) a short walk away. Frequent public transport services provide rapid commuter access to the city centre. The local railway station is a brisk ten minute walk.

SS4797 | Sat Nav: 35 Madison Avenue, Old Cathcart, G44 5AH

For the full home report visit www.corumproperty.co.uk

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



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