



34 TINTO ROAD
NEWLANDS

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3 | BEDROOMS

1 | BATHROOMS

3 | PUBLIC ROOMS

This beautiful stone built home is found in expansive garden grounds and delivers scores of period features.

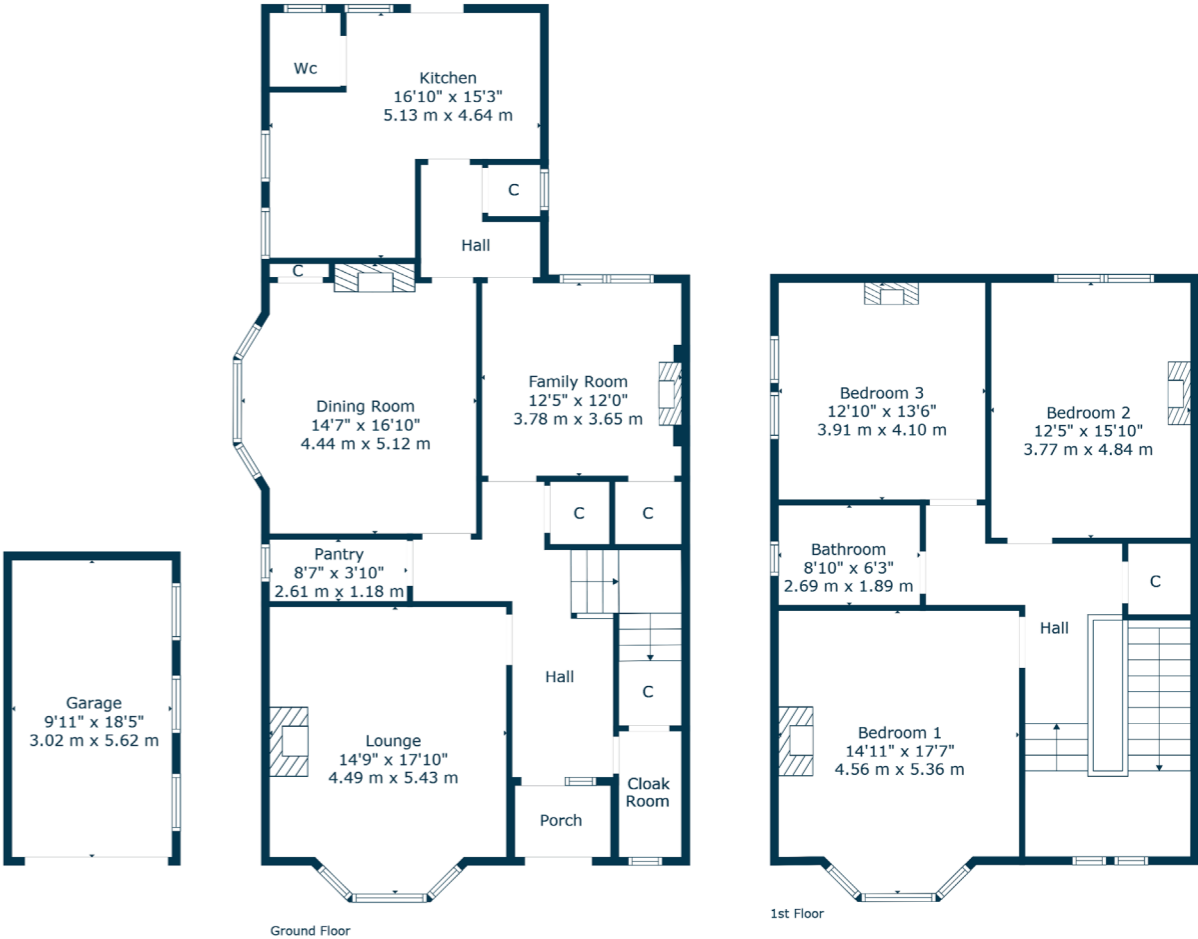
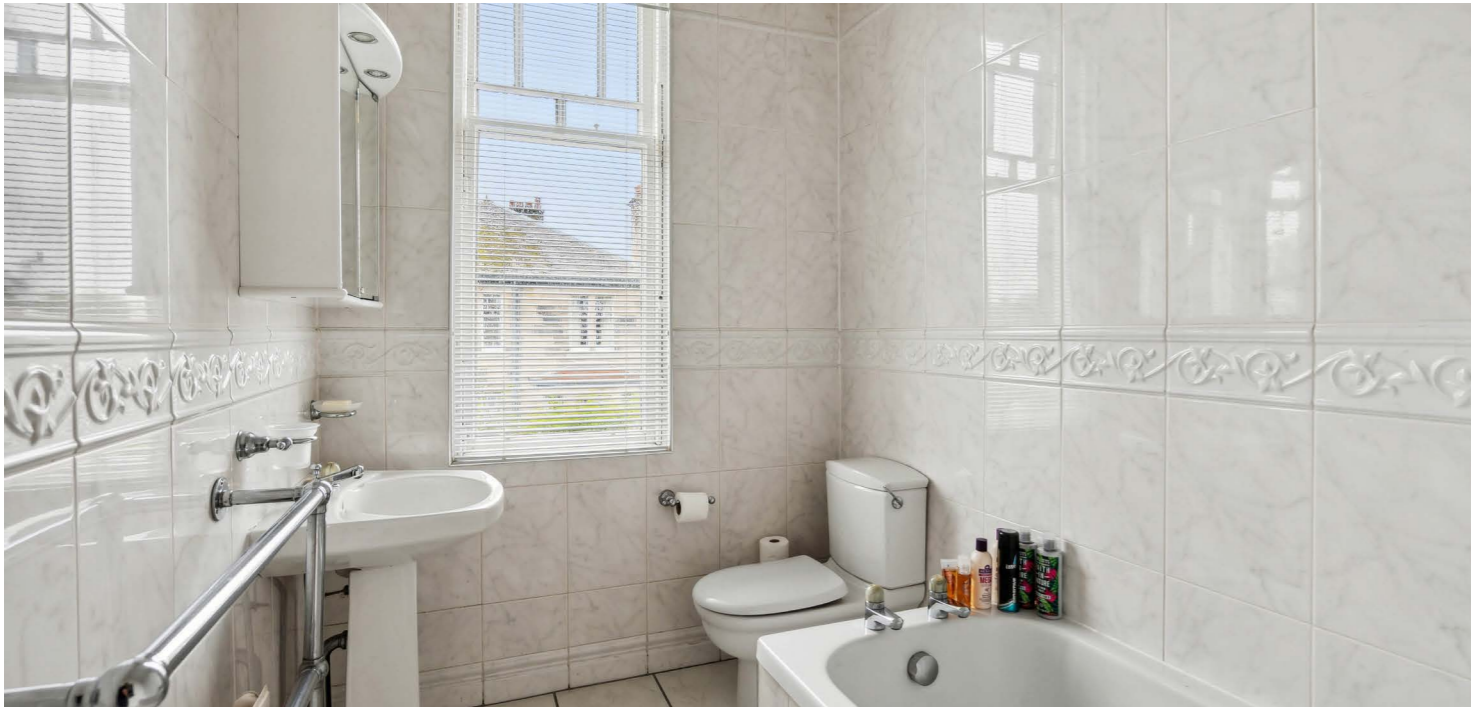
The accommodation includes vestibule via storm doors, broad reception hallway with two storage cupboards adjacent, a bright bay windowed lounge to the front and a butler's pantry with gable end window. A bay windowed dining room and a separate sitting room both have access into a fitted kitchen featuring floor/wall mounted units, a clever worktop with overhang for stool seating and a lovely stable door to the rear garden. Another cupboard housing the boiler and a separate wc complete the ground floor accommodation.

The original staircase with beautiful timber balustrade is lit by two windows at half landing and leads to first floor level revealing three generous double bedrooms, the principal of which has a bay windowed formation. A linen cupboard from first floor landing provides yet more storage and a three piece bathroom suite also has a ceiling hatch giving access into the attic.

Sympathetic refurbishments have been carried out to the property although numerous period features are still in situ including intricate woodwork, ceiling plasterwork, fire surrounds and leaded/decorative glass. The specification includes gas central heating, timber cased window units and a security alarm system.

Externally the property sits within mature grounds bound by perimeter walls with gated driveway parking leading to a detached garage with power and light. The gardens have a combination of hard landscaped areas, lawns, beddings and hedging as well as a purpose built greenhouse.





34 Tinto Road is approximately 750 yards from Newlands Park where the popular Dandelion Café is found together with a playpark and the Newlands Park Community tennis courts, opened in 2023. Amenities are available at the Morrisons store bordering Shawlands, the Sainsbury's store in Muirend or at the Silverburn shopping centre in Pollok. Reputable state schooling is available locally whilst there are pick-up points in Newlands for some of Glasgow's leading independent schools. The closest train stations are at Muirend, Pollokshaws West or Pollokshaws East.

SS4807 | Sat Nav: 34 Tinto Road, Newlands, G43 2AP

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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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Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588
Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk