



26 AYTOUN ROAD

POLLOKSHIELDS

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c o r u m



5 | BEDROOMS

5 | BATHROOMS

5 | PUBLIC ROOMS

This tremendous home has been extended and transformed to deliver a unique proposition for astute buyers.

Originally dating from the early 1900s, this blonde stone built villa has been sympathetically refurbished and brought into the 21st century by our clients who took ownership in 2012. Aytoun Road is a leafy Pollokshields address and number 26 will appeal to a broad range of buyers given the standard of accommodation alongside gated driveway parking, double garage and private gardens.

The accommodation in brief; twin storm doors into vestibule, reception hall with wc adjacent, bay windowed lounge and a comfortable sitting room. Two rear facing bedrooms at ground floor have their own luxury en-suites and one has a walk-in dressing room.

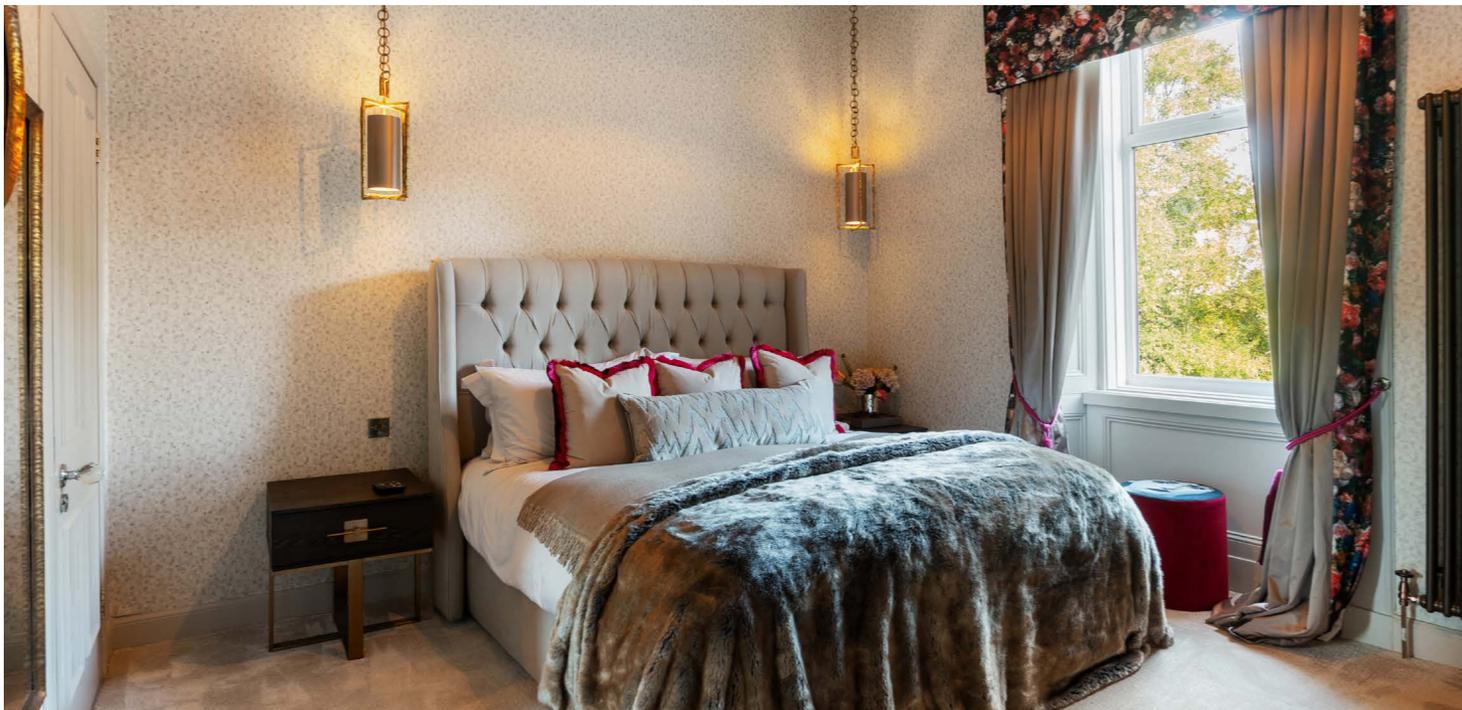
The original staircase with beautiful balustrade leads up to first floor level revealing two further bedrooms both served by two dressings rooms and a four piece bathroom suite.

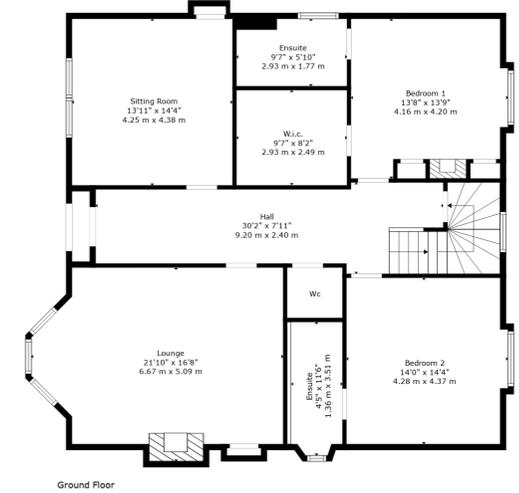
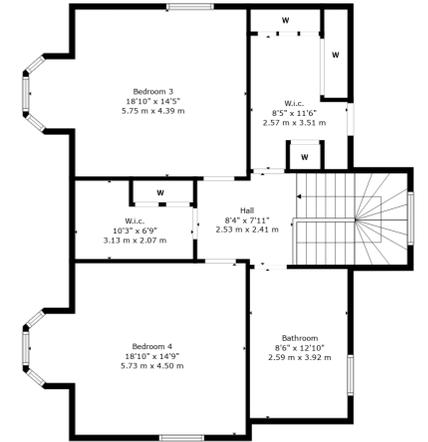
Garden level is accessed from ground floor via a further fixed stair into a large hallway with wc adjacent, cinema room, laundry room, shower room, guest bedroom, home office and a playroom.

A full width contemporary extension is simply sublime housing an entirely open plan living dining area with glazed bi-folding doors opening to the garden. The fitted kitchen includes a double oven, grill oven, microwave, warming drawer, gas hob, dishwasher, fridge and a separate freezer. A convenient side door leads from garden level out to the driveway and garage.

Several traditional features are still intact notably moulded woodwork, ceiling plasterwork and picture rails, however, these have been tastefully incorporated alongside modern fixtures and fittings.

The specification includes gas central heating, predominant double glazing, a security alarm system and CCTV cameras. Underfloor heating is fitted in the rear extension and kitchen. Externally, the property sits in private gardens bound by perimeter walls with gated driveway parking leading to a double car garage with an electric front door. The gardens have been designed with ease of maintenance in mind, of particular note to the rear where bi-folding doors from the extension help to bring the outside into the property.





26 Aytoun Road is in the Pollokshields conservation area only half a mile from popular 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 Maxwell Park, Pollokshields East or Pollokshields West train stations. Shields Road underground station is one mile away and the nearby M77 or M8 junctions connect the Southside of Glasgow to Scotland's motorway network.

SS4842 | Sat Nav: 26 Aytoun Road, Pollokshields, G41 5HP
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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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