



ARD-LUING

127 TERREGLES AVENUE, POLLOKSHIELDS

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

This magnificent blonde stone semi delivers some remarkable period features, versatile accommodation and an enclosed Southeast facing garden.

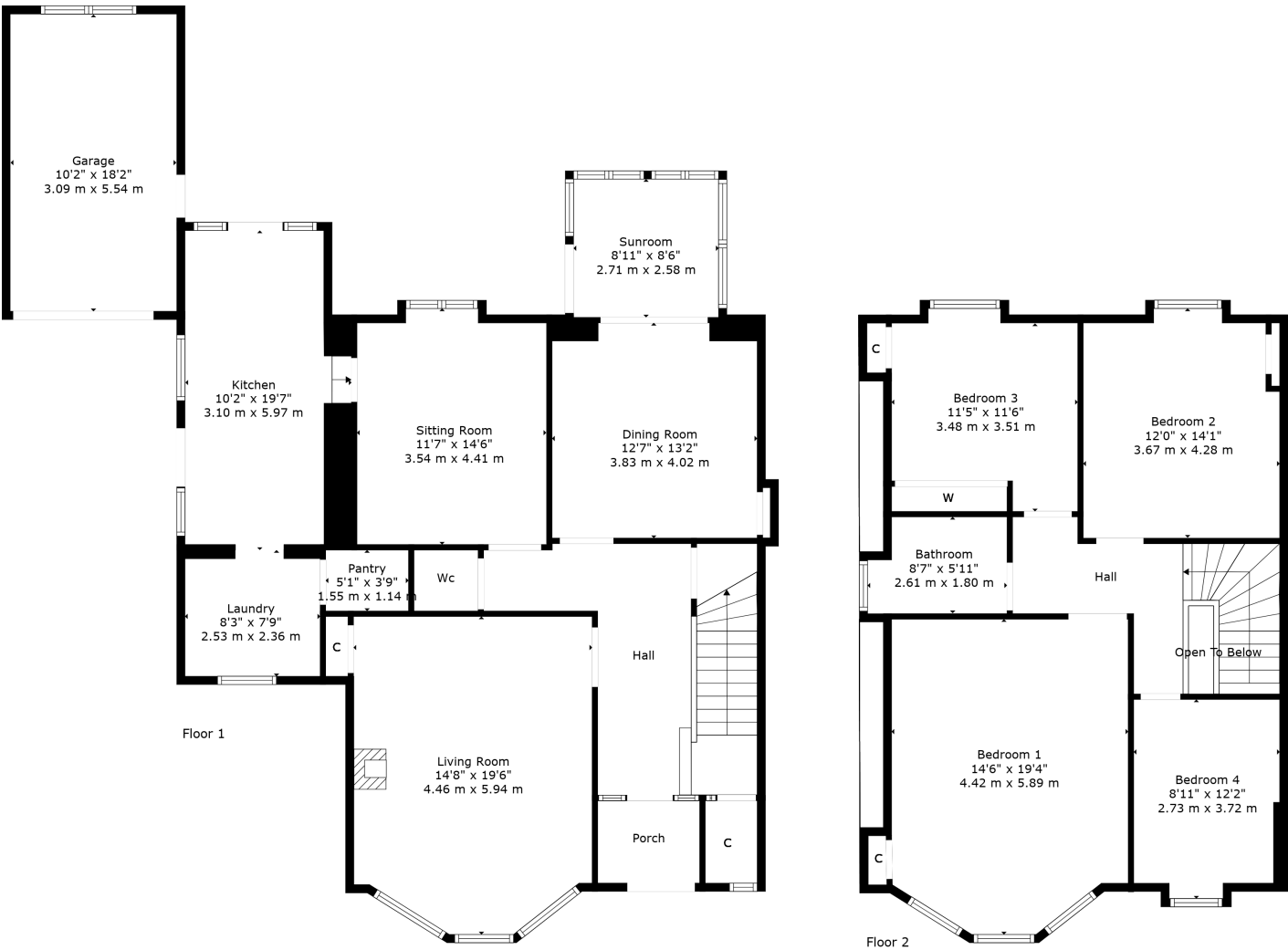
The accommodation in brief; sheltered vestibule via storm doors, reception hall with WC and cloakroom cupboard adjacent, bay windowed lounge with gas fire and a designated dining room with an impressive sunroom attached and a glazed door to the back garden. A comfortable sitting room leads through to a fully fitted kitchen housed in the single storey section of the building with a convenient pantry cupboard and utility area adjacent. Twin glazed doors lead from the kitchen to the back garden and a side door leads to the driveway and garage.

The original staircase with a beautiful timber balustrade is lit by a large ceiling skylight and leads to first floor level revealing four versatile bedrooms (three with fitted wardrobes). A contemporary three piece bathroom suite is accessed from first floor landing with a shower over the tub and a gable end window. A ceiling hatch in the bathroom gives access via attached ladder into the attic void that has been predominantly floored and is presently used for storage.

Several traditional features are still intact notably moulded woodwork, ceiling plasterwork, picture rails and stained glass. The slate roof covering was replaced in 2016.

The specification includes gas central heating and partial double glazing. Externally, the property sits within private gardens bound by perimeter walls with stone chipped driveway parking through twin gate piers leading to a detached garage with power, light and an electric front door. The rear garden faces Southeast, is fully enclosed and offers an excellent entertaining space with a hard landscaped patio adjacent to the building.





127 Terregles Avenue is in the heart of the Pollokshields conservation area, 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 close proximity of the property likewise Maxwell Park train station. Shields Road underground station is approximately one mile away and the nearby M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4849 | Sat Nav: 127 Terregles Avenue, Pollokshields,

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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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