



29 LUBNAIG ROAD
NEWLANDS

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

This charming semi-detached home sits in beautifully tended gardens on the doorstep of the evergreen Newlands Park.

The accommodation in brief; vestibule via storm doors, broad reception hall with cloakroom/WC adjacent, bay windowed lounge, corner bay windowed dining room and a rear sitting room leading into an exceptionally bright sun room with twin doors to back garden. The sitting room also gives access into a generously fitted kitchen with its own side door to the garden.

A beautiful staircase lit by a ceiling skylight leads to half landing and first floor level revealing four versatile double bedrooms and a four piece bathroom suite. A cupboard from the landing area provides storage and a ceiling hatch with ladder attached leading into the attic.

Numerous traditional features are found throughout the property including stained glass, moulded woodwork and ceiling coving. The specification has gas fired central heating, partial double glazing and three living flame gas fires at ground floor. The property is set in mature gardens with driveway parking to the front and side leading to a detached single car garage with power and light provision. The rear garden is of particular note, enclosed via side gate and boundary walls with a lovely summer house also delivering power and light.





29 Lubnaig Road is across the road from Newlands Park where the popular Dandelion Café is found together with nature walks, a playpark and the Newlands Park Community Tennis Centre, opened in 2023. Amenities are available at the Sainsburys store in Muirend, the Morrisons store near Shawlands or at the Silverburn shopping centre near Pollok. Reputable state schooling is available locally whilst there are pick-up points in Newlands for Glasgow's leading independent schools. The closest train station is at Langside, approximately half a mile from the front door.

SS4830 | Sat Nav: 29 Lubnaig Road, Newlands, G43 2RY

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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