



HEATHFIELD

3 WOODBURN ROAD, NEWLANDS

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3 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

This stunning blonde stone semi has been painstakingly enhanced and cared for in a popular Newlands address.

Heathfield is a beautiful semi-detached property in the heart of Newlands, a leafy district featured in the Sunday Times Best Places to Live guide 2024. Originally dating from the early 1900s, our clients have meticulously upgraded their home since taking ownership and it will appeal to astute buyers keen to source something special.

The accommodation in brief; vestibule via storm door, reception hall with wc/utility cupboard and a generous bay windowed lounge with a living flame gas fire. A designated TV room has its own gas fire and a wonderful floor to ceiling window whilst the hallway then leads to a contemporary shower room including Villeroy & Boch sanitaryware and underfloor heating. A comfortable dining room then leads into an outstanding kitchen housed in the single storey section of the building, customised by our clients with guidance from Queens Park Builders and Cameron Interiors.

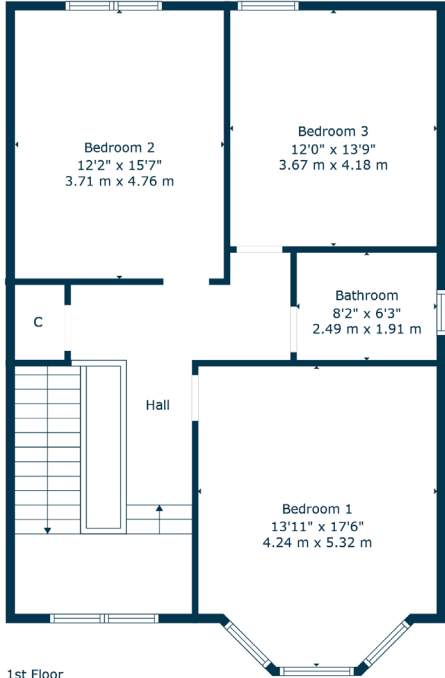
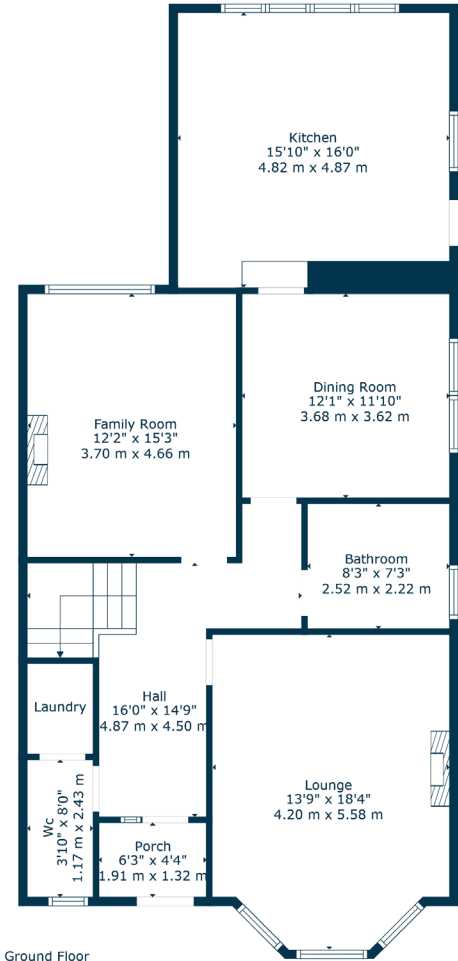
The kitchen includes a centre island with breakfast bar, a Quooker hot water tap, an extra wide induction hob and dishwasher both by Siemens. There are two ovens (one a microwave combination) alongside a warming drawer all by Miele. An integrated fridge and separate freezer are found beside fitted cabinetry and sleek worktops finished in corian and quartz. The rear wall of the kitchen perfectly frames the garden via four bespoke windows.

The original sweeping staircase with timber balustrade is flooded with natural light via two South facing stained glass windows and leads to a broad first floor landing area with linen cupboard adjacent. There are three sizeable double bedrooms at first floor, the largest with a bay window formation, and a three piece bathroom suite with underfloor heating and shower over the tub. A ceiling hatch in the bathroom gives access into the attic void.

Numerous traditional features are found throughout the property including stained glass, moulded woodwork, ceiling coving, picture rails and floor tiles in the vestibule. The Bosch gas fired boiler was replaced in 2023 and the property has a combination of double glazed windows by Blairs of Greenock and by Mozolowski & Murray. An ADT alarm system helps give peace of mind for any security conscious buyers.

The property is set in established grounds bound by perimeter walls with stone chipped driveway parking to the front via twin gate piers. A detached garage with power and light provision also has a fob controlled, electric front door. The rear garden is of particular note, fully enclosed and child/pet safe with conventional foliage and a large lawn.





3 Woodburn Road is approximately 500 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 stores bordering Shawlands or Giffnock, at the Sainsbury's store in Muirend or at the Silverburn shopping centre near Pollok. Reputable state schooling is available locally whilst there are a number of pick-up points within Newlands for some of Glasgow's leading independent schools.

SS4877 | Sat Nav: 'Heathfield', 3 Woodburn Road, Newlands, G43 2TN

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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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