



80 FERNLEIGH ROAD

NEWLANDS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Attractive double fronted semi-detached villa offers a flexible 5 apartment layout, set within well stocked gardens, south facing to the rear.

- 2 public rooms and study
- 3 bedrooms, family bathroom
- Bay windowed modern kitchen, overlooking rear gardens
- Driveway parking, garage to side
- Enclosed southerly facing rear gardens with patio area
- Great location close to shops and public transport

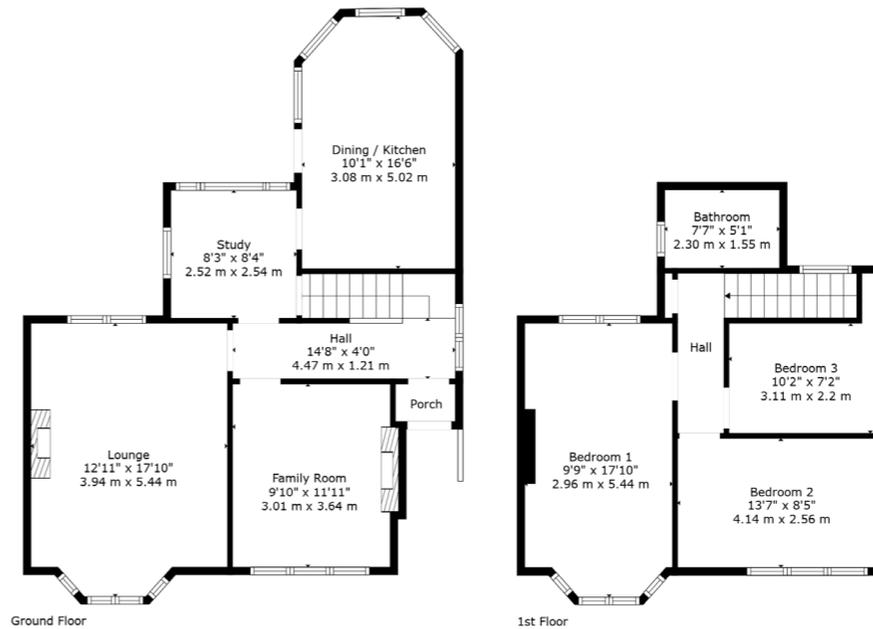
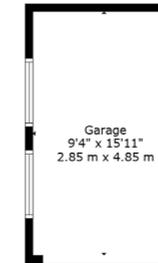
Amenities

The property is positioned within walking distance of shops and amenities on Fenwick Road/Clarkston Road, where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Sainsburys supermarket in Muirend and Morrisons at Giffnock.

Newlands Park is a short walk away, where the popular Dandelion Café and Newlands Tennis club can be found. Silverburn shopping centre is a ten-minute drive to the West.

Recreational pursuits are varied including large municipal parks, health clubs/gyms, GHA rugby club, Giffnock North Athletics club, mini soccer training and golf courses both public and private. Schooling is available locally at primary and secondary levels. There are also a number of pick-up points within the area for Glasgow's leading independent schools.

Frequent public transport services provide rapid commuter access to the city centre. Three local railway stations, Muirend – approx. 7minutes walk, Giffnock – 15 mins, Langside 15 mins.



Sat Nav:
80 Fernleigh Road, Newlands, G43 2TZ

SS4904

*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