



**19 FERNLEIGH ROAD**  
NEWLANDS

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

**An incredible detached property, which has been stripped back and almost built from new, now providing spacious and flexible family accommodation with a quality finish**

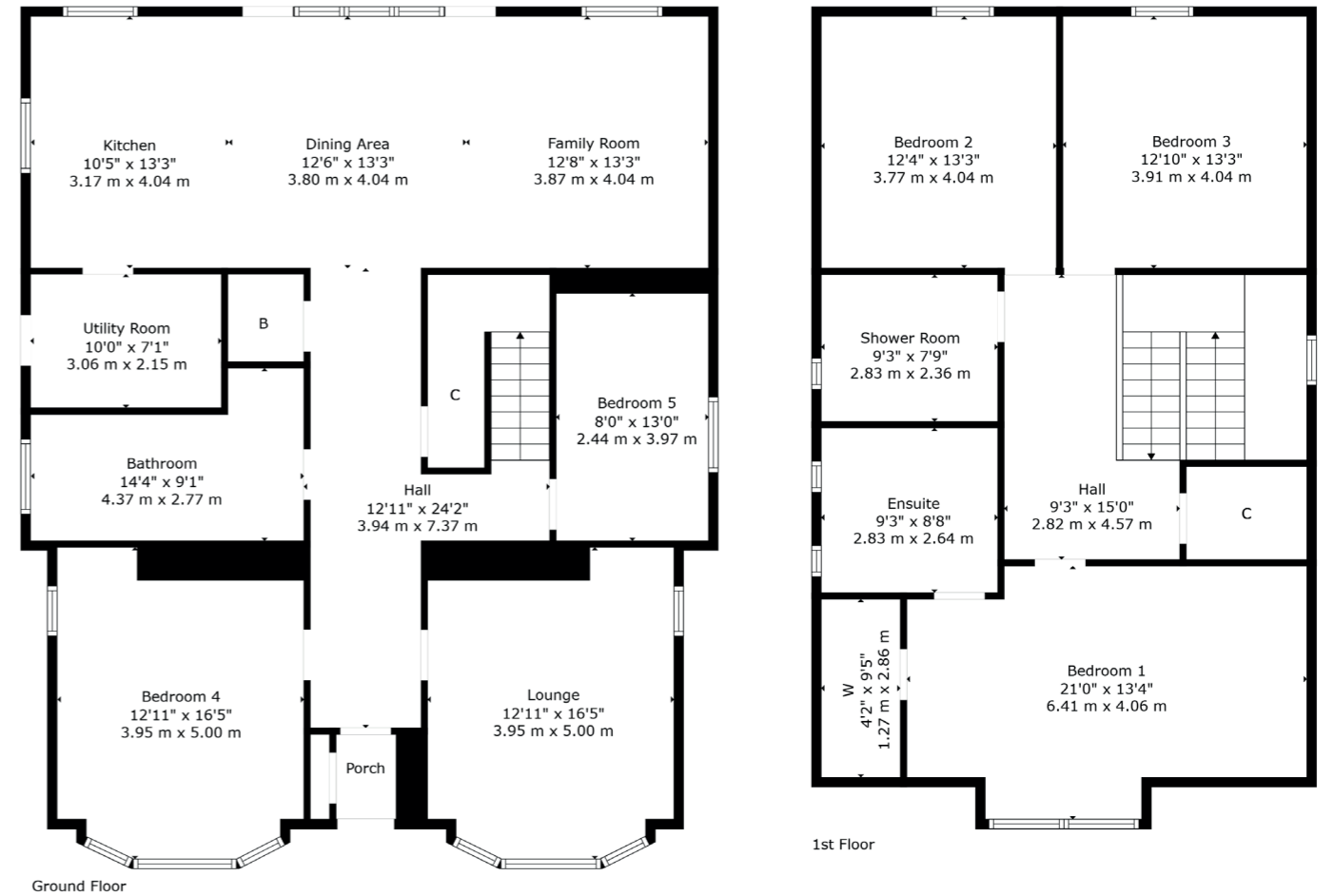
Set within an admired location, this traditional detached property has been upgraded, reconfigured and extended, offering generous and flexible accommodation over two main levels, with a quality and modern specification which includes 3 bathrooms (one en-suite), utility room and an impressive full width sitting / dining / kitchen area which leads directly on the gardens via wide bi-folding doors.

The accommodation in brief: long entrance hallway with large storage cupboard off and staircase leading to upper level, formal lounge to the front with bay window, bedroom 5 / office to the side, bedroom 4 to the front and the open plan kitchen / living to the rear with bi-fold doors. Also on the ground floor is a beautiful contemporary bathroom and a utility room with door to garden.

The upper level hosts a broad landing, two similarly sized bedrooms to the rear, a shower room, whilst to the front of the property is the principal bedroom with inbuilt storage and en-suite bathroom.

The property has a system of gas fired central heating, double glazed windows/doors and is finished with fresh modern tones throughout. The garden grounds have been thoughtfully landscaped, enjoying privacy to the rear with Indian stone paving and a patio area which is ideal for outside dining.





The property is positioned within walking distance of shops and amenities upon both Clarkston Road and Fenwick Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available the Sainsburys Local at Muirend, the Morrisons store at Giffnock or Newlands and the shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied namely at Newlands Park (Dandelion Café), Queens Park and Pollok Country Park where Pollok House and the world famous Burrell collection can be found, also Bellahouston Ski and Sports centre.

Schooling is available locally at primary and secondary levels. There are also a number of pick up points within G43 for Glasgow's other leading independent schools.

**SS4923** | Sat Nav: 19 Fernleigh Road, Newlands, G43 2UD

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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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