



25 DALZIEL DRIVE

POLLOKSHIELDS

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7 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

A substantial and entirely unique detached villa extending to circa 4300sqft and set on an enviable corner plot in this highly desirable pocket of West Pollokshields.

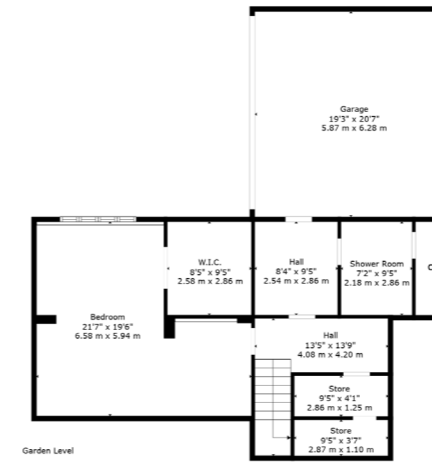
Set on a generous corner plot in the heart of West Pollokshields, 25 Dalziel Drive offers a fantastic opportunity to acquire a unique home that offers a vast amount of accommodation over three levels, with a flexible layout and excellent further potential (subject to local authority permission).

At present, the accommodation extends to; broad entrance hallway with double height ceiling and open staircase to upper level, large corner lounge to the front, dining room with glazing to hallway, and a snug/sitting room. The kitchen offers an array of units, and ample space for dining, along with utility room and great views over the gardens. There are 7 bedrooms in total (4 on the first floor, 2 on the ground floor, and 1 on the lower ground level), 4 bathrooms and an abundance of inbuilt storage and walk-in wardrobes. There is a system of gas central heating and double glazing.

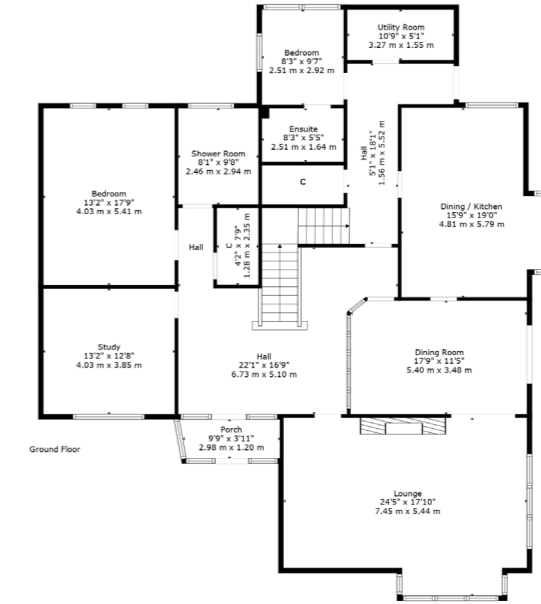
A long driveway wraps around the property providing excellent off street parking for a number of cars, and also leads to an integrated double garage to the rear which accesses the property at lower ground level.

The gardens are mainly laid to lawn to the front / side, surrounded by mature trees aiding privacy and seclusion.

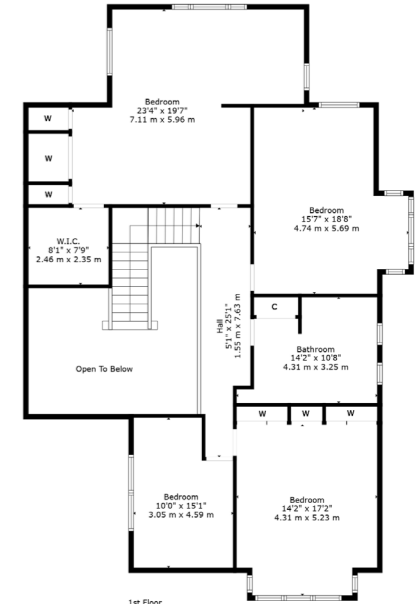




Garden Level



Ground Floor



1st Floor



25 Dalziel Drive is positioned in heart a quiet cul de sac within walking distance of amenities in central Pollokshields where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks and Spencer's store at Queens Park, Morrisons store at Crossmyloof or Newlands, or the shopping mall at Silverburn, just a short drive to the West. Recreational pursuits are varied namely at Titwood Tennis Club, Clydesdale Cricket Ground, Maxwell Park, Pollok Country Park where Pollok House and the world famous Burrell Collection can be found and Bellahouston Ski and Sports Centre.

Schooling is available locally at primary and secondary level namely at Hutchesons Grammar School. Frequent public transport services provide rapid commuter access to the city centre, local railway station approximately 800 yards walk and Shields Road Subway also within walking distance.

SS4925 | Sat Nav: 25 Dalziel Drive, Pollokshields, G41 4JA

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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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