



12A HAMILTON AVENUE

POLLOKSHIELDS

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Occupying the entire first and second floors of what was once a semi-detached villa, 12a Hamilton Avenue is an excellent example of a Pollokshields conversion. Our clients have spent a great deal of time, effort and money bringing their home into the 21st century combining exquisite traditional features and contemporary fixtures.

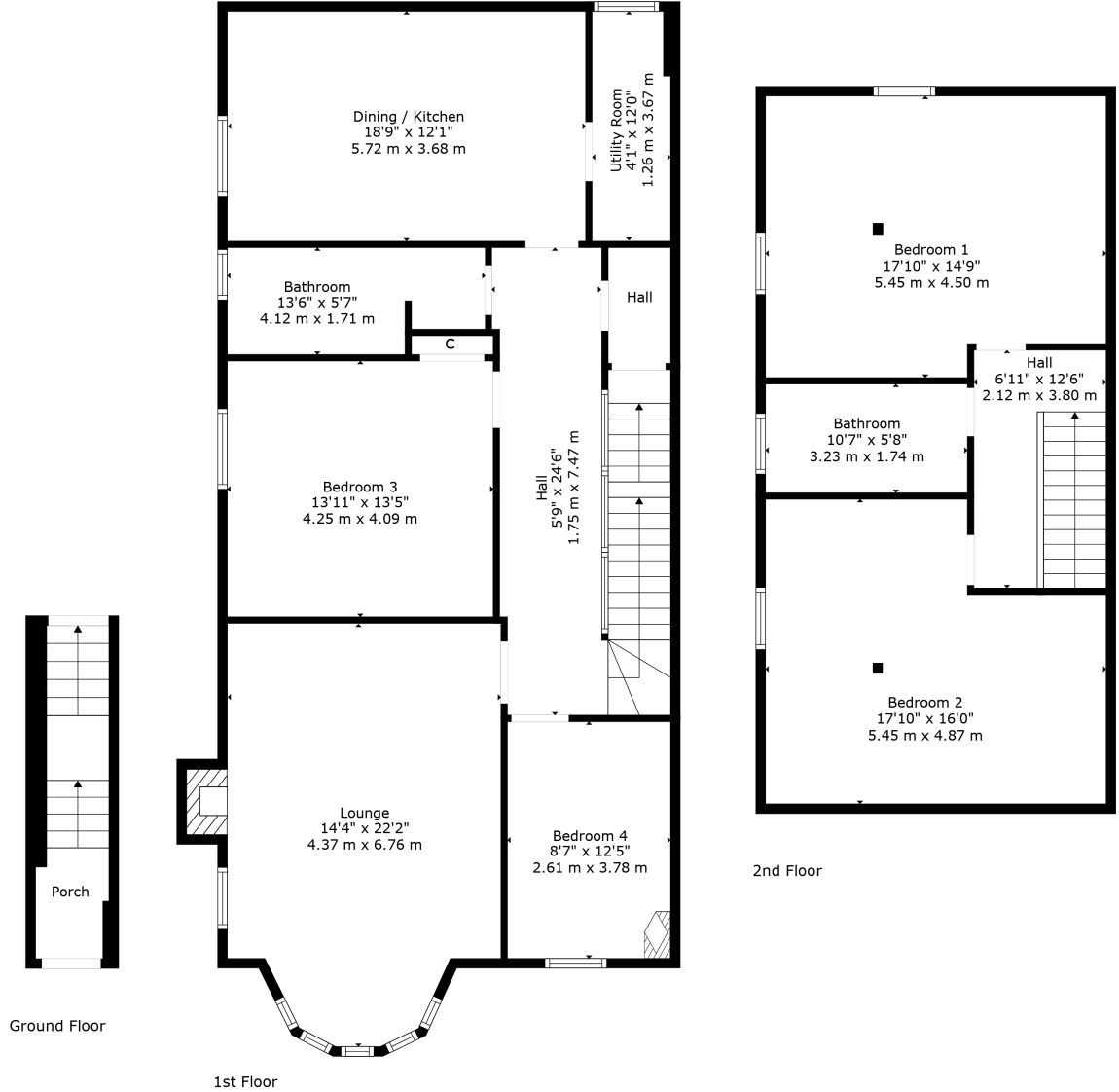
The accommodation in brief; shared vestibule via storm doors, main door access onto restored tiled hallway, private staircase, leading to large first floor landing, bay windowed lounge with open working fire, original cornicing, two versatile bedrooms (one presently used as a dining room), and a contemporary, large three piece shower room. A fitted dining kitchen is found to the rear of first floor level with floor and wall mounted cabinetry and a separate utility room is accessed from the kitchen housing white goods and new boiler.

A further fixed staircase lit by a ceiling cupola leads to second floor level revealing two more large double bedrooms both of which have fitted cupboards, wardrobes and access into extensive eaves storage. These bedrooms are served by a modern three piece bathroom suite off the landing area.

Sympathetic refurbishments have been carried out to the property, however, the manner of works allow period features to be retained such as detailed ceiling plasterwork, exposed timber flooring, moulded woodwork and stained glass. The property has gas fired central heating and partial double glazing.

Externally the building sits in a level plot with a restored shared stone chipped driveway via twin gate piers. Our clients have off street parking within the driveway and a private walled garden to the rear.





12a Hamilton Avenue is within one mile of amenities on Nithsdale Road/Kildrostan Street where independent shops, coffee houses and restaurants are found. Maxwell Park and Pollok Park offer excellent recreational space whilst Maxwell Park train station is approximately 750 yards from the front door. Junction one of the M77 connects Pollokshields to Scotland's motorway network.

SS4928 | Sat Nav: 12A Hamilton Avenue, Pollokshields, G41 4JF

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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YOUR FUTURE



Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk