



**104 HAGGS ROAD**

POLLOKSHIELDS

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4 | BEDROOMS

1 | BATHROOM

1 | WC

2 | PUBLIC ROOMS

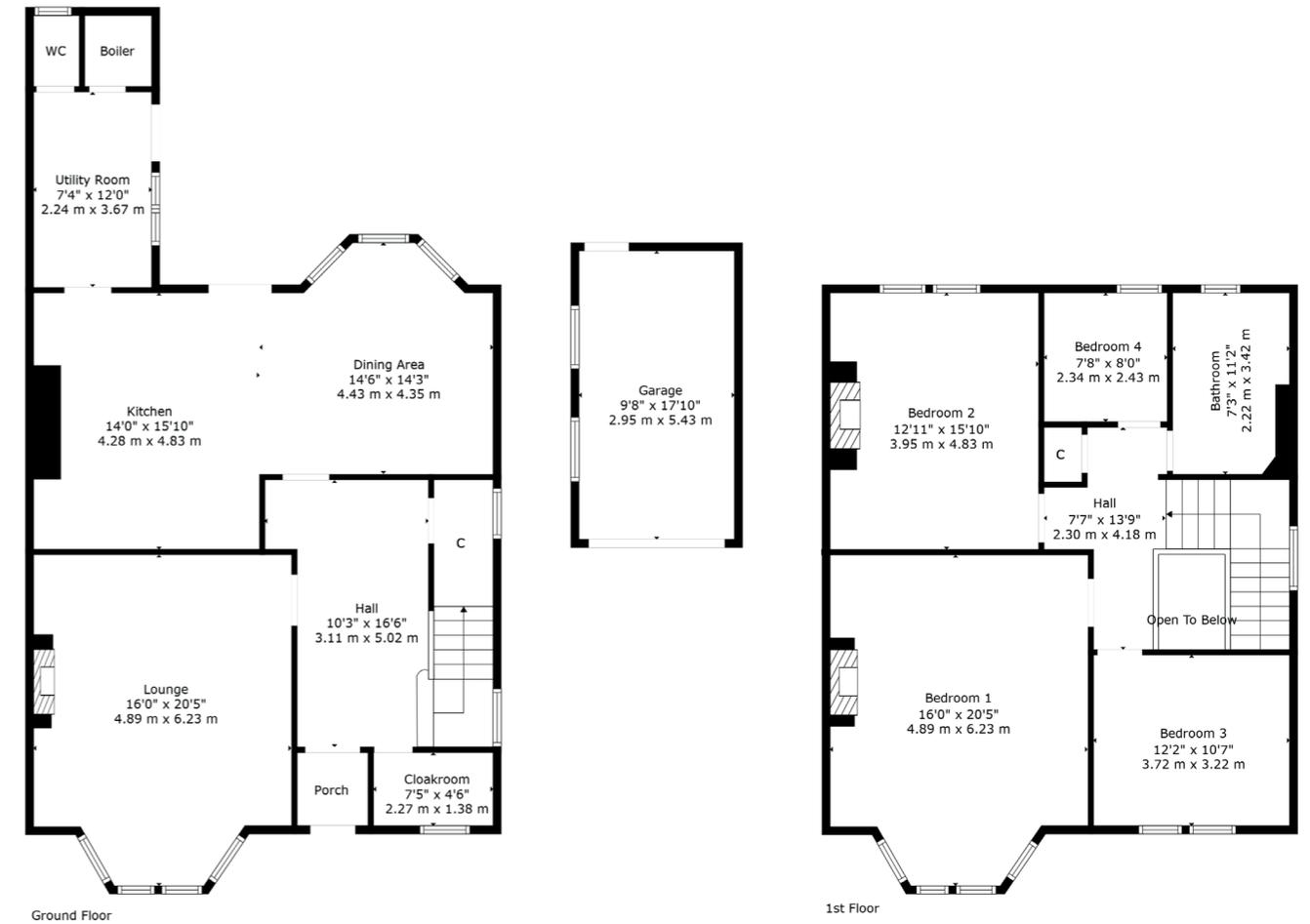
**Set well back in a generous plot, behind electric gates, this traditional red sandstone semi-detached villa, has been thoughtfully reconfigured and upgraded over recent years.**

Originally dating from 1929 or thereby, this impressive red sandstone semi-detached villa has undergone a reconfiguration and refurbishment program in recent years and is presented for sale in walk in condition.

The complete accommodation extends to entrance vestibule/porch, broad reception hallway with two large storage cupboards off, superb main lounge with bay window overlooking the front garden and a feature fireplace, whilst the rear of the property has been opened up to now host a full width sitting/dining/kitchen area with bay window, full height bi-folding doors to gardens and access to a utility room with W.C and boiler room off. The kitchen boasts a range of units, quality integrated appliances and a large island. The broad staircase sweeps to upper landing, with three well proportioned double sized bedrooms, a study/bedroom 4, and a beautifully appointed family bathroom with contemporary sanitaryware and separate shower enclosure. Furthermore, there is a large undeveloped attic space, which offers development potential (subject to local authority permission). The property is finished in fresh decorative tones, with quality floor coverings or stripped exposed floorboards.

Externally the property sits within level well maintained grounds which are enclosed, a pillared entrance allows access via remote controlled access gate to a mono blocked driveway parking area, providing off street parking for at least 3 or 4 vehicles and access to a car garage positioned to the side.





The property is positioned within a diverse range of shops and amenities upon Nithsdale Road, Pollokshaws Road and Kilmarnock Road. More extensive facilities can be found at the Marks and Spencer's store at Queens Park, the Morrisons' store at Crossmyloof or Newlands, or the shopping mall at Silverburn/Pollok, a short drive to the west.

Recreational pursuits are varied namely at Maxwell 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 both primary and secondary level namely at Hutcheson's Grammar School, there are also a number of pick-up points locally for Glasgow's other leading independent schools. Frequent public transport services provide rapid commuter access to the city centre, the local railway station is approximately 300 yards walk.

**SS4940** | Sat Nav: 104 Haggs Road, Pollokshields, G41 4AT

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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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