



FLAT 2, 73 MILLBRAE ROAD
LANGSIDE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

This quirky main door conversion delivers vast accommodation, off street parking and charming garden grounds.

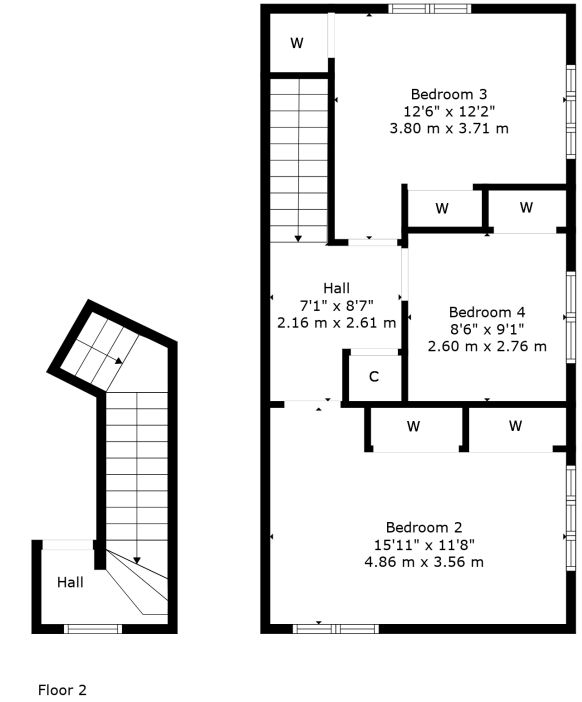
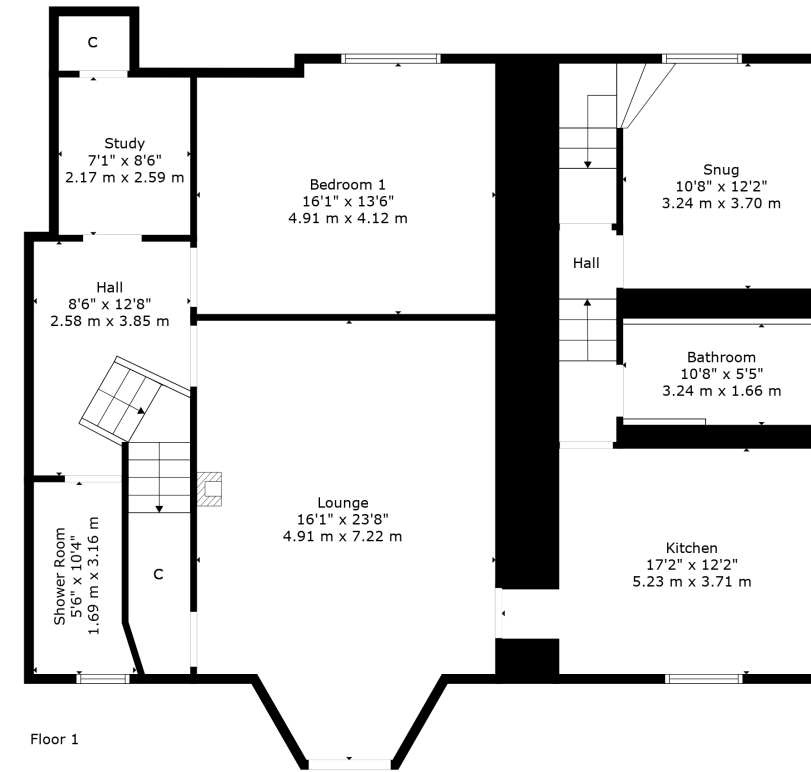
The accommodation in brief; main door access on the North East facing side of the building into a fitted dining kitchen, large living room with twin doors in a bay window formation leading out to the garden and a hallway giving access to the largest bedroom, a shower room/wc and a walk-in cupboard presently used as a home office. The kitchen also gives access through to a tv room/snug with double aspect windows and a staircase leading to first floor level reveals three further bedrooms all of which have fitted storage cupboards. A three piece bathroom suite completes the accommodation on offer.

The kitchen includes underfloor heating, fridge freezer, induction hob, double oven, washing machine, dishwasher and a stable door to the side garden.

In addition to the side main door, the property also has an audio entry system to give access through a shared residents' front door and hallway before entering down a private set of stairs. Gas central heating is in place with a new boiler fitted in 2024 (recently serviced in February of this year) and the windows are double glazed. The maintenance of the building is managed by JBG Forsyth of 213 West George Street in Glasgow.

Externally the building has off street parking provision from Millbrae Road where our client has two spaces and an EV charge point. The garden grounds that surround the building are shared between all six properties, vast, established and South East facing to the rear.





73 Millbrae Road is within walking distance of an abundance of amenities whilst Queen's Park and Newlands Park are within half a mile of the front door. The local railway station at Langside is on the Cathcart Circle line, a 5 stop journey into Glasgow central station. The M77 and M74 both connect the Southside of Glasgow to Scotland's motorway network.

SS4945 | Sat Nav: 73 Millbrae Road, Langside, G42 9UT

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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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