



65 MONREITH ROAD

NEWLANDS

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3 | BEDROOMS

2 | BATHROOMS

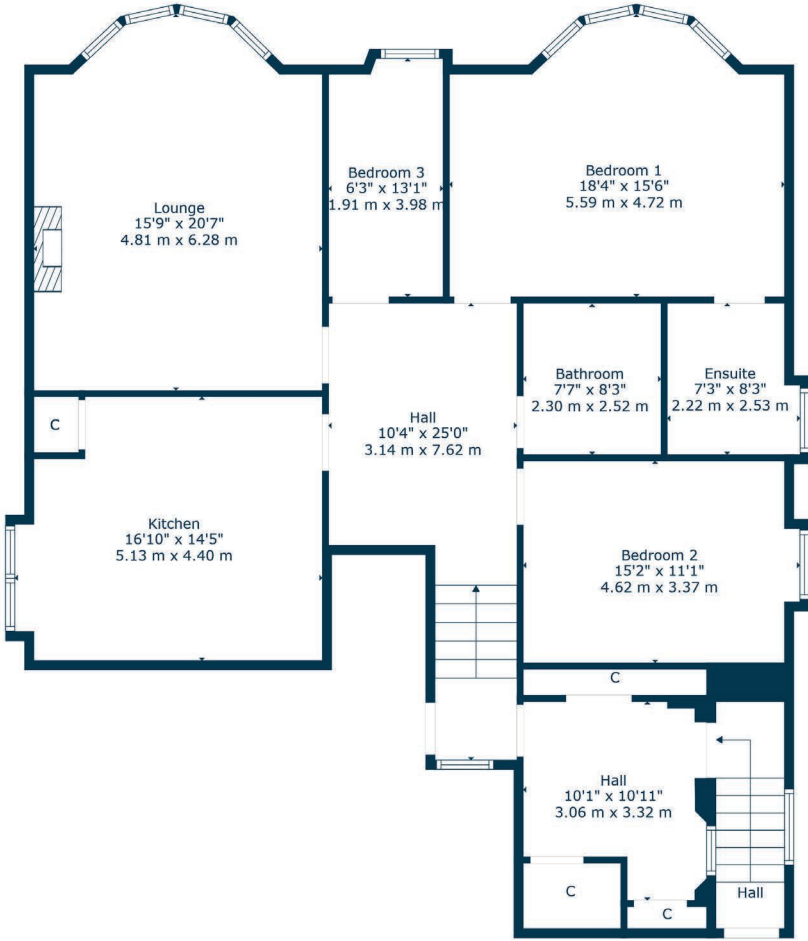
1 | PUBLIC ROOM

Occupying the entire first floor of what was once a detached villa, the size of this main door upper conversion is immediately impressive. Originally dating from the early 1900's, the building was amicably divided some years ago to create two separate dwellings. Whilst the property needs to be upgraded, it represents a terrific opportunity for buyers with foresight and an appetite for a project.

- Big upper conversion in central Newlands
- Development potential subject to consent
- Four principal apartments at present
- New boiler fitted 2022
- Off street driveway parking
- Private garden & convenient cellar

Amenities

65 Monreith Road is half a mile from Newlands Park where the popular Dandelion Café is found together with a playpark and the Newlands Park Community tennis courts. Amenities are available at the Morrisons store bordering Shawlands, the Sainsbury's store in Muirend or at the Silverburn shopping centre in Pollok. Reputable state schooling is available locally whilst there are pick-up points within Newlands for some of Glasgow's leading independent schools. The closest train station is at Langside on the Cathcart Circle line, another 500 yards from the front door.



Sat Nav:
65 Monreith Road, Newlands, G43 2PE

SS4949

*All measurements and distances are approximate.
Floorplans are for illustration purposes and may not be to scale.

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