



**33 DALKEITH AVENUE**

DUMBRECK

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3 | BEDROOMS  
1 | BATHROOM  
1 | PUBLIC ROOM

An exceptional lower conversion of a detached sandstone villa set towards the end of a no-through road.

- Main door lower conversion
- Impressive hallway
- 4 flexible apartments
- Modern kitchen and bathroom
- Lots of period features
- Private gardens, driveway, large stone outhouse

Amenities

Shops and amenities are provided upon Nithsdale Road and Kildrostan Street whilst more extensive amenities are available at the Marks and Spencer's store at Queen's Park, the Sainsburys Local on Darnley Road, the Asda store at Govan, the Morrisons store at Crossmyloof, and the shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied namely at Clydesdale Cricket Club, Titwood Bowling and Tennis Club, Maxwell Park, Pollok Country Park where Pollok House and the world famous Burrell collection can be found, also Bellahouston Park & its Ski and Sports Centre.

Frequent public transport services provide rapid commuter access to the city centre. The local railway station is approximately 300 yards walk – Dumbreck.



Sat Nav:  
33 Dalkeith Avenue, Dumbreck, G41 5BL

SS5011

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

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