



52 NEWARK DRIVE

POLLOKSHIELDS

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5 | BEDROOMS

5 | BATHROOMS

4 | PUBLIC ROOMS

This significant villa is available for immediate entry and delivers versatile accommodation adaptable for various purposes.

The accommodation at ground floor includes; vestibule via storm doors, reception hallway, bay windowed lounge, sitting room, dining room and a fitted kitchen. The dining room has a gable end glazed door leading onto a unique cantilever deck for outside entertainment. A designated utility room and a wc are also accessed off the reception hallway.

A fixed staircase then leads to a galleried first floor landing revealing five double bedrooms, two of which have en-suite shower rooms. A four piece main house bathroom is also found off the landing and a ceiling hatch leads into a large attic void.

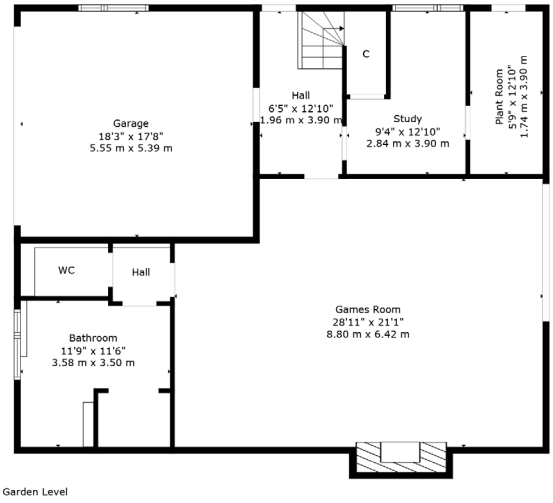
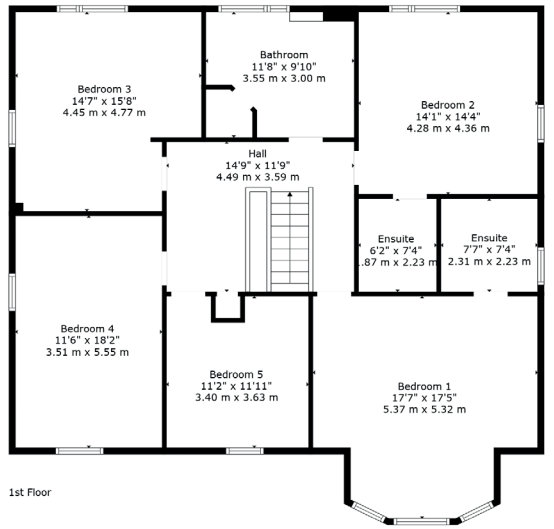
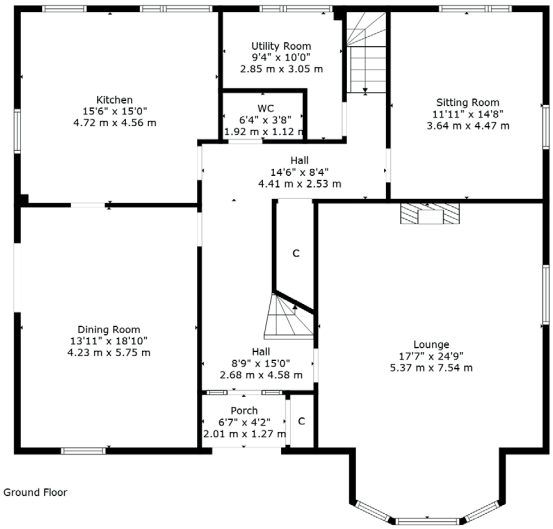
An additional fixed staircase leads to garden level and into a large games room with sliding glazed doors to the side alongside a wc, shower enclosure and a jacuzzi bath. Garden level also houses an integrated double garage with remote control door, a plant/boiler room and two further doors out to the garden.

The property has gas central heating, double glazed windows and a security alarm system. Driveway parking is provided via two sets of twin gates and the driveway extends to the West facing side of the building into an integrated double garage. The property sits within established landscaped gardens bound by perimeter walls and fencing.









52 Newark Drive is within half a 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 Pollokshields West and Maxwell Park train stations are around 500 yards from the front door. Junction one of the M77 connects Pollokshields to Scotland's motorway network.

SS5005 | Sat Nav: 52 Newark Drive, Pollokshields, G41 4PX

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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