



**5 DALKEITH AVENUE**  
DUMBRECK

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## 5 | BEDROOMS

## 4 | BATHROOMS

## 3 | PUBLIC ROOMS

**This semi-detached home has been tastefully extended and remodelled to deliver unique accommodation with an enclosed South facing garden.**

Originally dating from the 1890s, this impressive semi-detached house is beautifully presented to market. The property has numerous attractive characters, successfully combining traditional features with modern, contemporary taste and design.

The accommodation in brief; vestibule via storm doors, reception hallway, cloakroom, bay windowed lounge with real fire, understairs WC, designated playroom, guest bedroom with en-suite and a large open plan living/dining kitchen area including bifold doors opening out to the garden. The rear portion of the ground floor footprint is flooded with natural light via cleverly positioned rooflights and an oversized window framing the garden. A convenient utility room houses white goods, the boiler and a gable end door.

The original sweeping staircase is lit by a ceiling skylight and first floor landing gives access into four double bedrooms, the principal of which has its own en-suite. Two of the bedrooms have bespoke fitted wardrobes whilst a three-piece bathroom is also accessed off the landing. A ceiling hatch at first floor has a ladder attached leading into a floored and insulated attic void.

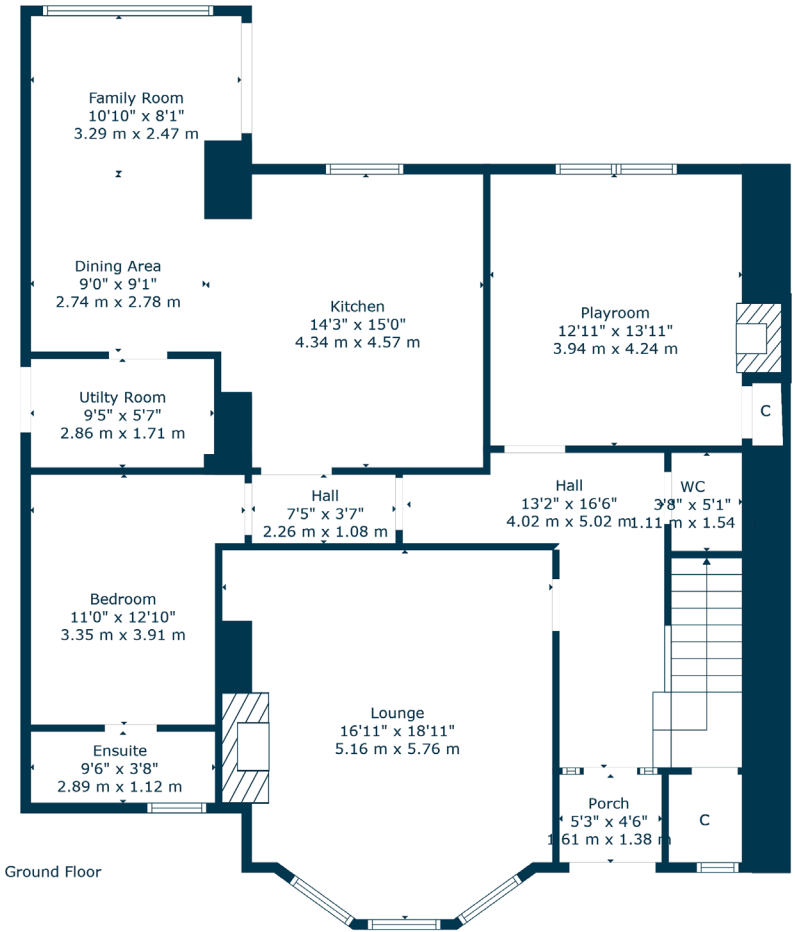
The specification includes gas central heating (Worcester BOSCH boiler fitted 2021), Quooker boiling water tap, integrated appliances, predominant double glazing and a security alarm system. The family dining area, the utility room and the ground floor bedroom all have underfloor heating provision. A number of original features are retained including stained glass, cornice and ceiling rose, fire surrounds, original pine floors and moulded woodwork. The sympathetic relationship between old and new fittings throughout the property is admirable.

Externally, the property has private driveway parking via twin gate piers. A charming rear garden belongs to the property for sale, fully enclosed with boundary walls and with Southerly facing aspects. There is a private path around the side of the building with two separate gates providing security.

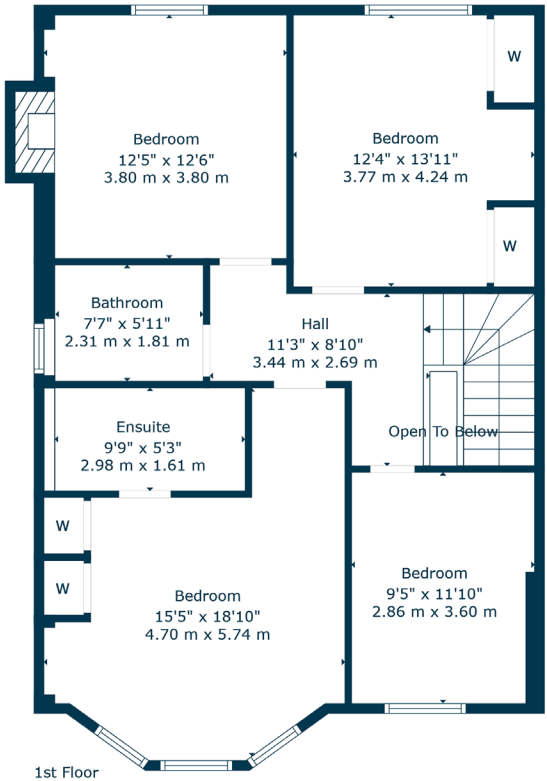








Ground Floor



1st Floor

Dalkeith Avenue is in the Dumbreck conservation area, one mile from popular amenities on Nithsdale Road/Kildrostan Street delivering coffee houses, restaurants and independent retailers. Bellahouston Park, Maxwell Park and Pollok Park offer excellent recreational space whilst Dumbreck train station is approximately 500 yards from the front door allowing easy access to Glasgow City Centre. Junction 1 of the M77 and junctions 23 or 24 of the M8 motorway are also within one mile.

**SS4976** | Sat Nav: 5 Dalkeith Avenue, Dumbreck, G41 5BH

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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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