



**40A AYTOUN ROAD**

**POLLOKSHIELDS**

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**A beautifully presented upper conversion of a sandstone detached villa, with flexible accommodation and wonderful private gardens to the rear.**

Encompassing the entire first floor of this imposing sandstone detached villa in Pollokshields, a superb conversion that needs to be seen to be fully appreciated. The full building was amicably converted some years ago and the subjects for sale have access to large private gardens to the rear.

The current layout extends to; entrance porch/hallway at ground floor, with internal staircase to upper level, landing which leads to all principal apartments, whilst to the front is an impressive lounge with large bay window formation and focal fireplace with gas stove. Also to the front is a generous dining kitchen with a fantastic range of units, integrated appliances and ample space for dining table and chairs. In total there are three well proportioned bedrooms and a nicely appointed family bathroom. The attic space is huge, all floored and lined, providing excellent additional storage accessed by way of a drop down ladder from the landing.

Heating is provided by way of a gas central heating boiler and the property has sash and case windows with partial double glazing to the rear of the property. Although enjoying a modern specification and fresh neutral decor, the property has a number of original features on display such as cornice plasterwork, wood work and stained glass. The private gardens are situated to the rear of the property, mostly laid to lawn with mature borders and well positioned patio area and summer house.





40A Aytoun Road is within walking distance of popular local shops, restaurants and delicatessens upon Nithsdale Road or Kildrostan Street. More extensive facilities are available at the Morrisons store at Crossmyloof or Silverburn shopping mall, a short drive to the West. Both Maxwell Park and Pollok Park are within one mile of the front door, whilst the local railway station at Maxwell Park is easily accessible, as is Shields Road underground.

**SS4990** | Sat Nav: 40A Aytoun Road, Pollokshields, Glasgow, G41 5HN

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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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