



**25 MIDLOTHIAN DRIVE**

WAVERLEY PARK

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**4 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**Set within corner position gardens, in the highly desirable Waverley Park pocket, this double fronted red sandstone villa offers a flexible seven apartment layout and generous room sizes.**

Set in well maintained grounds in this highly sought after residential pocket, a traditional red sandstone semi-detached villa offering flexible family accommodation within seven principal apartments. The property retains a wealth of original features, most notably stained glass, cornicework and fireplaces.

The complete accommodation extends to entrance vestibule, welcoming hallway with downstairs cloakroom/WC, delightful bay windowed lounge, comfortable sitting room, separate dining room (currently used as a bedroom), modern fitted kitchen with ample space for dining table and chairs, and access to a utility room with boiler cupboard and direct access to rear gardens. The original traditional staircase leads to first floor which hosts four well proportioned double bedrooms and a generous main bathroom. The property also has a system of gas central heating and double glazing. Externally, the property affords private gardens to front, side and rear with driveway access from Peveril Avenue. There is also a large garage and basement.









The property is positioned within walking distance of shops and amenities upon Moss-side Road, Minard Road and Kilmarnock Road where thriving coffee shops, restaurants and delicatessens can be found. The thriving suburb of Strathbungo is a short walk to the North where a broad range of eateries, bars and restaurants can be found. More extensive amenities are available at the Morrisons store at Crossmyloof or Newlands and the shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied namely at Queen's Park and Pollok Country Park where Pollok House and the world famous Burrell collection can be found.

Schooling is available locally at primary and secondary levels. Frequent public transport provides rapid commuter access to the city centre. Local railway station a five/ten minutes' walk at Crossmyloof.

**SS5015** | Sat Nav: 25 Midlothian Drive, Waverley Park, G41 3QX

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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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