



**37 MIDLOTHIAN DRIVE**

WAVERLEY PARK

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**Positioned in level grounds in a quiet Southside address, this outstanding mid terrace will attract immediate interest from astute buyers. With a tremendous kitchen opening to gardens and numerous sought-after traits, the property has been sympathetically modified and cared for.**

The accommodation in brief; vestibule via storm doors, reception hallway, bay windowed lounge with gas fire and a smartly fitted shower room/wc. The rear portion of the ground floor footprint has been extended and transformed to deliver exceptional living space formed on an open plan basis to a fitted kitchen. Ceiling skylights and triple glazed bi-folding doors flood the house with natural light and seamlessly connect the property to its back garden. A convenient utility room is accessed from the kitchen area.

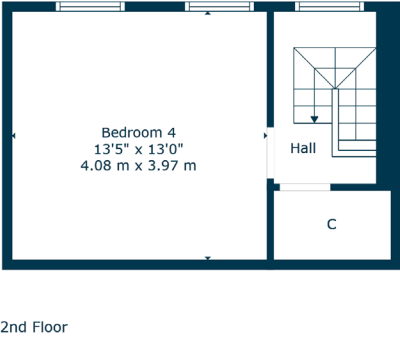
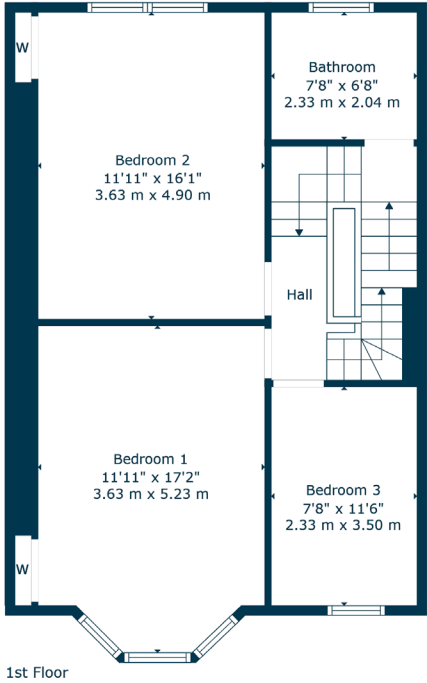
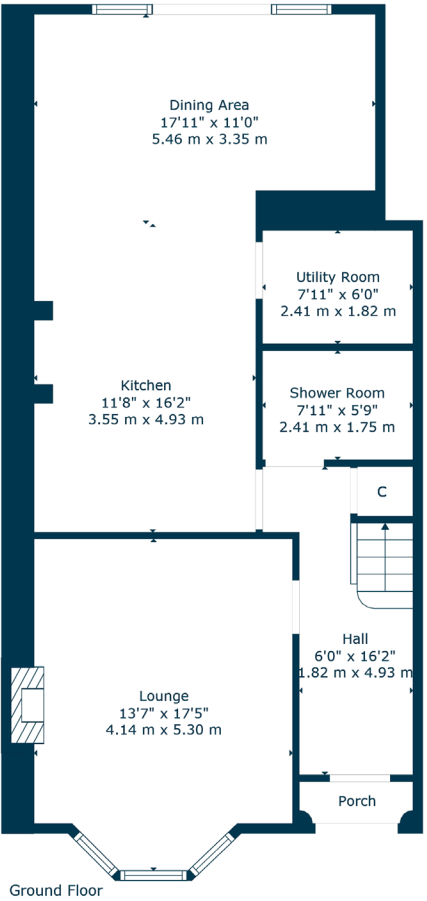
An original staircase leads to first floor level revealing three flexible bedrooms and a contemporary three piece bathroom with shower over the tub is found at half landing. A further fixed staircase gives access to an impressive fourth bedroom with its own rear facing skylights and storage provision.

The property has remote controlled gas central heating via Tado, double glazed window units and tasteful décor/flooring throughout. The front garden has an access path via pedestrian gate from the pavement and gets the morning light being East facing. The rear West facing garden is enclosed with a gate leading to an access lane behind the terrace.









37 Midlothian Drive is within one mile half of Shawlands coffee houses, restaurants, gastropubs and bakeries. More extensive facilities are available at the Crossmyloof Morrisons store or the Sainsburys store on Darnley Road. Recreational pursuits within the area are available at Queens Park, Maxwell Park or Pollok Country Park. Both Crossmyloof and Shawlands train stations are approximately 600 yards from the front door, Shields Road underground station is one mile away and junction 1 of the M77 connects the Southside of Glasgow to Scotland's motorway network.

**SS5042** | Sat Nav: 37 Midlothian Drive, Waverley Park, G41 3QU

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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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