



114 NETHER AULHOUSE ROAD
NEWLANDS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

This exceptional terraced home has been painstakingly improved and is presented to market in turnkey condition.

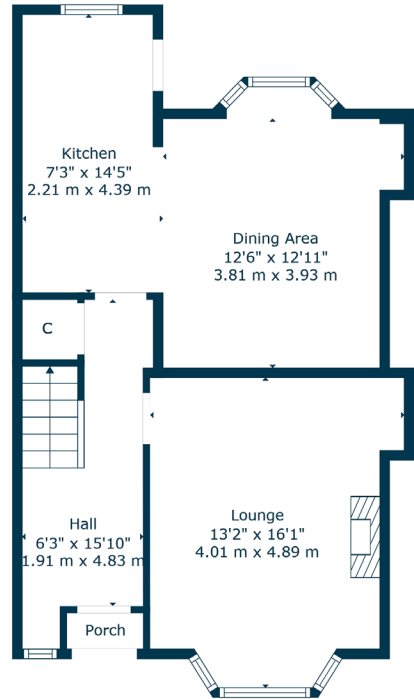
The accommodation in brief; vestibule via storm doors, reception hall, bay windowed lounge to front and a particularly bright, open plan living dining kitchen to the rear. The kitchen includes an integrated fridge freezer, gas hob, oven/grill, dishwasher and fitted cabinetry. The washing machine is cleverly housed in the cupboard under the stairs and a door from the kitchen leads out to the back garden.

A fixed staircase leads to first floor level revealing three versatile bedrooms (one currently a dressing room) and a sleek shower room/wc with under floor heating. The staircase then continues to a floored and lined attic space with four ceiling skylights, power, light and heating provision.

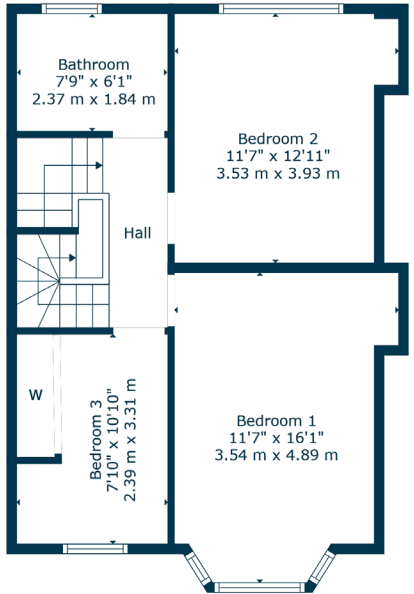
Please note that the three wall mounted televisions in the property are available by separate negotiation.

The property has a modern central heating system, double glazed windows and tasteful décor/flooring throughout. Externally the front and back garden have been designed to offer low maintenance with paths, beddings artificial grass and perimeter fencing. The rear garden is of particular note with a customised decking and a gate leading out to a shared access lane behind the terrace. A large cellar underneath the building provides excellent storage provision and houses the boiler alongside the unvented hot water cylinder. Our clients have insulated under the house to help with heat retention.

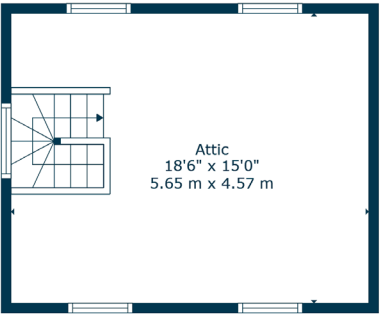




Ground Floor



1st Floor



114 Nether Auldhouse Road is approximately 300 yards from Auldhouse Park and 600 yards from Newlands Park where the popular Dandelion Café is found together with a playpark and the Newlands Park Community tennis courts. Amenities are available at the Morrisons stores bordering Shawlands or Giffnock, at the Sainsbury's store in Muirend or at the Silverburn shopping centre near Pollok.

SS5070 | Sat Nav: 114 Nether Auldhouse Road, Newlands, G43 2YT

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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