



30 INVERLAIR DRIVE
NEWLANDS

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3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

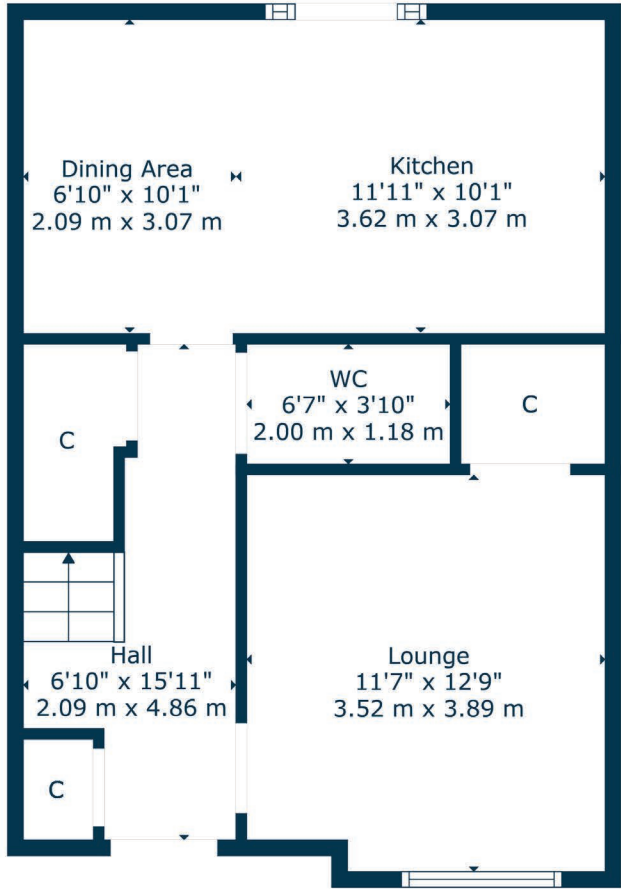
This delightful home is found in a popular development by Barratt Homes with driveway parking and a fully enclosed rear garden.

The accommodation in brief; reception hall with storage and wc adjacent, lounge with walk-in cupboard and a full width dining kitchen to the rear with glazed doors opening directly out to the garden. The kitchen includes floor and wall mounted cabinetry as well as an integrated fridge freezer, induction hob, oven and dishwasher. The washing machine is conveniently positioned in a cupboard underneath the stair.

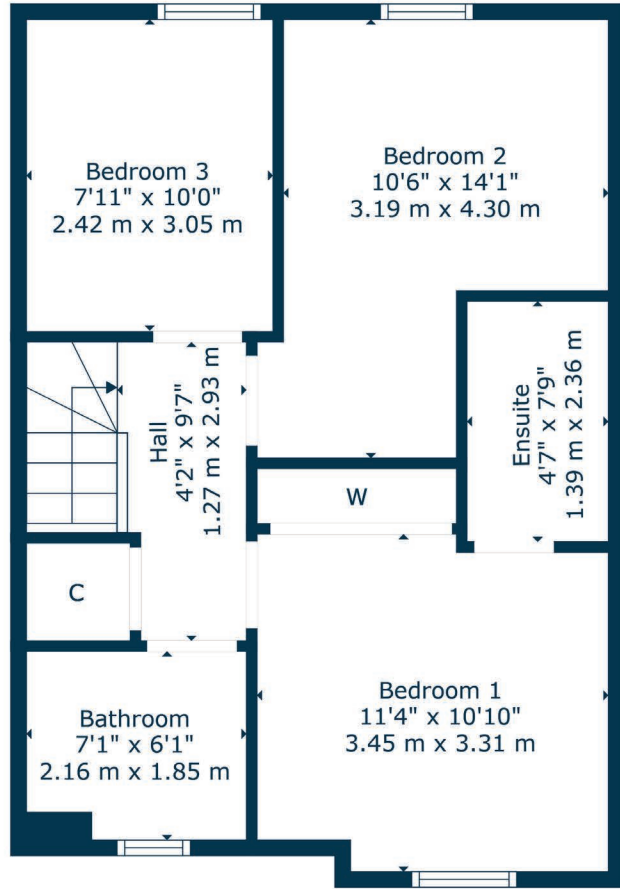
A fixed staircase leads to first floor landing revealing three flexible bedrooms the principal of which has its own en-suite shower room. A three-piece bathroom suite includes a shower over the bathtub and a ceiling hatch gives access into a partially floored attic.

The specification has gas central heating, double glazing, a security alarm and the remainder of its NHBC warranty. The property is set in a level site with an outside tap, driveway parking and a fully enclosed garden surrounded by timber fencing. Our clients have created a lovely patio for al fresco entertaining and have fitted a timber shed for storage.





Ground Floor



1st Floor

30 Inverlair Drive is approximately one mile from Newlands Tennis Club and Newlands Park where the popular Dandelion Café is found. Amenities are available at the Morrisons store bordering Shawlands, the Sainsburys store in Muirend or the Silverburn shopping centre at Pollok. Reputable state schooling is available locally whilst there are a number of pick-up points in Newlands for some of Glasgow's leading independent schools. The closest train stations are at Langside or Cathcart both of which are approximately 600 yards from the front door.

SS5036 | Sat Nav: 30 Inverlair Drive, Newlands, G43 2AY

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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