



371 KILMARNOCK ROAD
NEWLANDS

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A sandstone end terrace villa offering a flexible 8 apartment layout over three main levels with generous corner position gardens

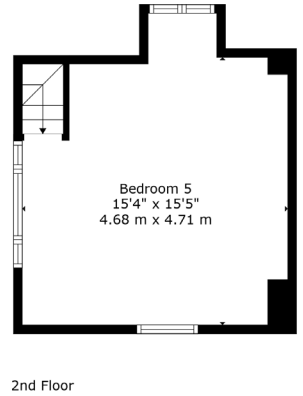
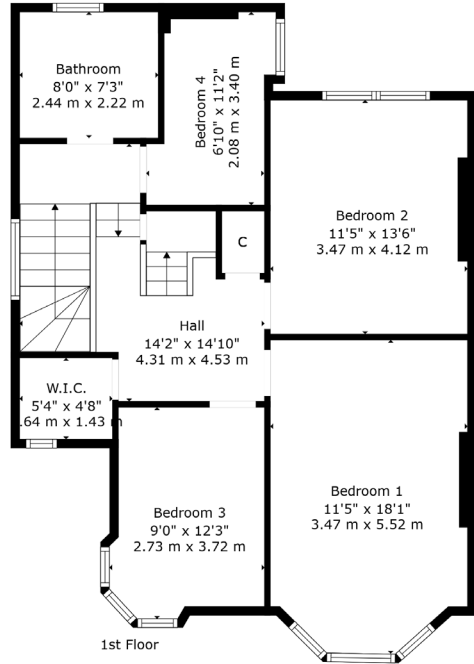
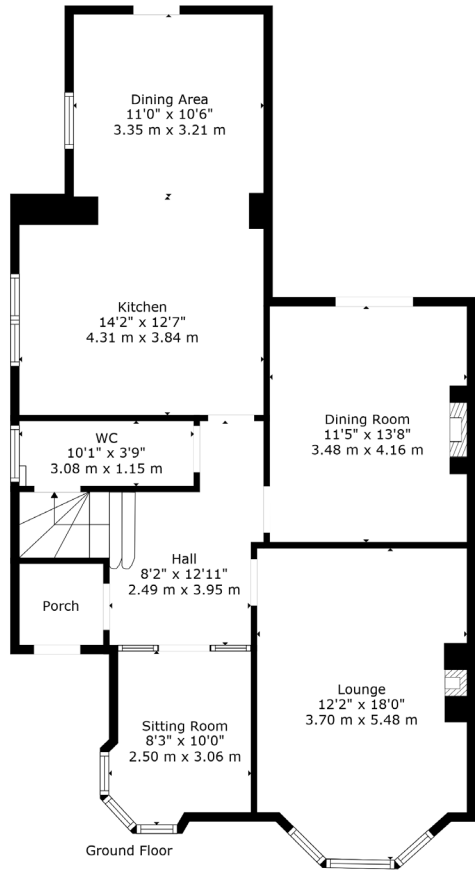
Set at the corner of Kilmarnock Road and Newlands Road this end terrace villa provides outstanding accommodation over three levels. The property has been tastefully decorated throughout and will provide the young professional couple or expanding family an excellent home.

The accommodation comprises: entrance vestibule, reception hallway, bright bay windowed lounge, separate sitting room with doors out to enclosed rear gardens, a modern and spacious dining kitchen with a range of base and wall mounted units, oriel bay windowed TV room/snug and a useful cloaks / w.c. The original staircase with feature stained glass window leads through the half landing where a contemporary family bathroom suite and guest room/home office are found. First floor reveals: principal bedroom with bay window formation, two further double bedrooms and ample hallway storage. A fixed stair off the first floor landing provides access to a further significant double bedroom with views on to St Margaret's Church.

The property sits within well stocked front and rear gardens, fully enclosed, and offering excellent privacy and security. Vehicle access is found to the rear of the property off Newlands Road with gates leading to a substantial mono blocked driveway with space for three to four cars.

The specification includes: gas central heating, double glazing and secure off street parking. Bright modern decor and a contemporary finish have been used throughout with feature stained glass windows still in situ.





The property is perfectly positioned to take full advantage of nearby thriving shops, gastropubs, coffee houses, restaurants and delicatessens found on Kilmarnock Road. More extensive amenities are available at the Newlands Morrisons store, the Tesco metro store or at the Silverburn shopping complex in Pollok. Recreational pursuits within the area are found at Newlands Tennis Club or at Newlands Park which also houses the hugely popular Dandelion Café. There are regular bus routes on Kilmarnock Road and Pollokshaws East train station is a short walk from the front door providing regular access on the Cathcart Circle into Glasgow Central.

SS5048 | Sat Nav: 371 Kilmarnock Road, Newlands, G43 2JA

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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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