



17 SHERBROOKE AVENUE
POLLOKSHIELDS

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

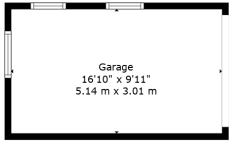
A superb lower conversion of an exceptional B-listed Scots baronial sandstone villa set on the corner of Hamilton / Sherbrooke Avenue.

Encompassing the entire ground floor and rear wing of this substantial corner sited detached villa, this impressive lower conversion offers flexible accommodation with generous proportions, a modern specification and attractive private gardens with parking and garage.

The gated entrance at the corner of Hamilton/Sherbrooke gives access to the beautifully maintained private gardens with path leading to the original main door which allows access to the subject property (access to upper conversion to the rear). Complete accommodation extends to broad original hallway, impressive drawing room with ornate Minster stone fireplace and deep bay window, formal dining room across the hallway with feature fireplace and ornate wood paneling, whilst to the side is a comfortable sitting room. The main bedroom is on the ground floor with useful office/study adjacent. There is also a generous main house bathroom with white sanitaryware including standalone bathtub and wood paneling. The rear wing is set over two levels, incorporating a modern kitchen with great range of units and ample space for dining, rear hallway with door access to the rear/side, bedroom 4 with excellent storage and en-suite shower room off, whilst the upper levels host two lovely double bedrooms.

The property retains huge degree of character and a number of original features, namely fireplaces, ornate cornice work, wood paneling, stained glass and flooring. There are private garden grounds to the front and side, providing patio area, which is ideal for outside dining, with the rest being laid to lawn with mature trees / shrubs surrounding. There is a driveway accessed from Hamilton Avenue which leads to parking area with carport and private garage.





The property is positioned within the Avenues of West Pollokshields, which is close to shops and amenities upon Nithsdale Road / Kildrostan Street where thriving coffee shops, restaurants and delicatessens can be found, a short walk from the thriving hub of Strathbungo, more extensive amenities are available at Sainsbury's Local on Darnley Road, Morrison Store at Crossmyloof, Newlands or Giffnock, and the Silverburn shopping centre at Pollok is a short drive to the Southwest.

Recreational pursuits are varied namely at Clydesdale Cricket Ground, Titwood Bowling and Tennis Club, Maxwell Park and Pollok Country Park. Schooling is available locally at Primary and Secondary level, frequent public transport services provide rapid commuter access to the City Centre, the local railway station at Dumbreck, a 250 yard walk.

SS5053 | Sat Nav: 17 Sherbrooke Avenue, Pollokshields, G41 4JR

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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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