



36 AYTOUN ROAD

POLLOKSHIELDS

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4 | BEDROOMS

3 | BATHROOMS

3/4 | PUBLIC ROOMS

This substantial semi villa is found in a popular address offering vast accommodation and a renovation opportunity.

This handsome blonde stone home sits in a level site in the heart of Pollokshields where Aytoun Road meets Matilda Road. The property provides impressive dimensions, numerous period features and is ideally suited to astute buyers keen to refurbish according to personal taste.

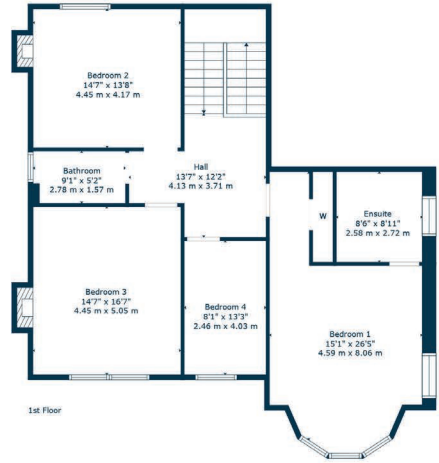
The accommodation in brief; sheltered vestibule via storm doors, reception hallway, double aspect lounge, sitting room, dining room, cloakroom/WC and an understair storage cupboard. The hallway then leads to a single storey section of the building housing a large reception area via further main door entrance, a useful home office/study, a dining sized kitchen and a separate utility room with WC and rear door to garden.

The original sweeping staircase leads to first floor level revealing four generous double bedrooms and a three piece bathroom suite with ceiling hatch giving access into the attic. The principal bedroom has a double aspect window formation, a bathroom en-suite and a fitted storage cupboard.

Several period features are still intact notably moulded woodwork and detailed ceiling plasterwork whilst there are three gas fires at ground floor. The specification includes gas central heating and timber cased window units. The property is in need of upgrading and modernisation in certain areas, however, it provides an excellent framework for future development subject to consents.

Externally, the property sits in private gardens bound by perimeter stone walls with gated driveway parking from Aytoun Road. The gardens are generally laid as lawn with cleverly managed hedging for privacy, established beddings and stone chipped paths.





36 Aytoun Road is in the heart of the Pollokshields conservation area, within one mile of amenities on Nithsdale Road/Kildrostan Street where coffee houses, restaurants and boutiques trade well. Maxwell Park and Pollok Country Park are both within one mile of the property likewise Maxwell Park or Dumbreck train stations. Shields Road underground station is less than one mile away and the M77 or M8 connect the Southside of Glasgow to Scotland's motorway network.

SS5060 | Sat Nav: 36 Aytoun Road, Pollokshields, G41 5HN

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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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