



5 BEAUFORT AVENUE
NEWLANDS

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

An upgraded and reconfigured sandstone fronted mid terrace villa set within a popular pocket of Newlands, with southerly facing rear gardens.

Having been upgraded by the current owners, this mid terrace villa offers a modern specification and attractive enclosed gardens, which have southerly aspects to the rear.

Considerable thought has gone into the reconfiguring of the downstairs accommodation, with the layout now comprising; entrance hallway with staircase to upper level and W.C off, bright front facing lounge with feature fireplace and bay window, whilst the rear of the property now hosts a full width kitchen with huge centre island, a dining area with enlarged window formation offering excellent views, large walk-in utility room and French doors to gardens.

The original staircase leads to first floor level revealing upper landing, three flexible bedrooms and a modern fitted family bathroom with white sanitaryware, shower over bath and attractive tiling.

The property has double glazing & gas central heating. Established gardens are found to the rear, fully enclosed with southerly aspects and decking area. There is a single garage with lane access.





5 Beaufort Avenue is within one mile of Kilmarnock Road in Shawlands where thriving coffee houses, bars, restaurants and delicatessens are available. More extensive amenities can be found at the Morrisons stores in Newlands or Giffnock or the Silverburn shopping centre at Pollok a short drive to the West. Recreational pursuits within the area are found at Newlands Park, Pollok Park or deeper into the South side at Rouken Glen Park. Schooling is available locally at primary and secondary level whilst Pollokshaws East or Pollokshaws West train stations are both within one mile.

SS5093 | Sat Nav: 5 Beaufort Avenue, Newlands, G43 2YL

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk