



**4 ERSKINE ROAD**  
WHITECRAIGS

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**4 | BEDROOMS**

**2 | BATHROOMS**

**4/5 | PUBLIC ROOMS**

**An impressive red sandstone detached residence within the primary suburb of Whitecraigs.**

A classically proportioned larger style red sandstone detached residence situated within the heart of the much sought after Whitecraigs location on Glasgow's southside. The district features a range of high value, individual, eye catching properties and Number 4 Erskine Road is a beautiful, detached residence set within landscaped, established garden grounds with private sitting areas and a highly discreet setting.

Being presented to the market for the first time in approximately 20 years, the house has seen significant improvement and upgrading by the long term owners which include a refitted roof system, including the single garage, upgraded and refitted double glazed sash and casement windows (excluding original stained glass windows and dining room), upgraded wiring and the house is extremely well maintained and is presented to the market in excellent condition.

Landscaped pathway to front leads to vestibule, an outstanding octagonal shaped reception hallway leads to 24 foot principal lounge with feature bay window and focal point fireplace, family room, beautiful garden room with direct access onto composite decking, garden room nicely links through to large family dining kitchen, formal dining room, principal bedroom and beautiful family bathroom with original stained glass window and separate shower enclosure. The upper accommodation extends to three double sized bedrooms, all with built in storage and a modern shower room.

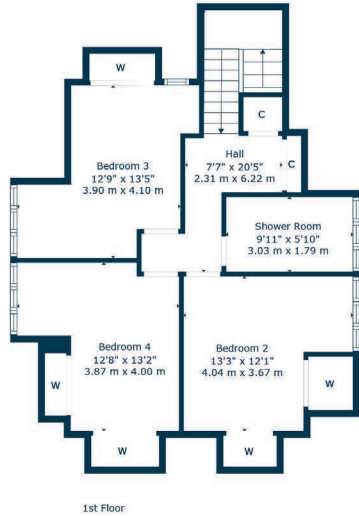
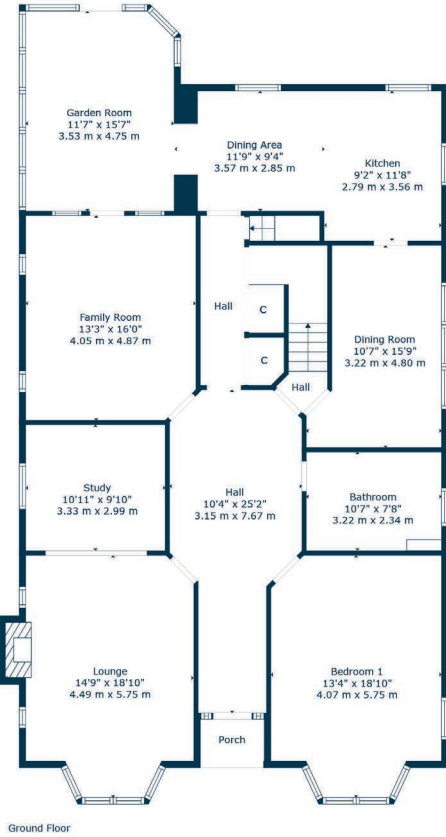
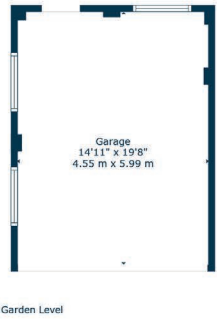
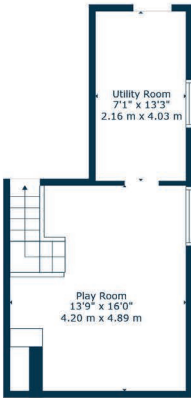
Accessed from rear of the hallway there is a fixed staircase leading to lower ground accommodation which provides a playroom as it is currently used (ideal office or additional store space), large laundry/utility room which gives direct access onto landscaped gardens. Additional notable features are a modern system of gas central heating with boiler fitted in May 2025, maintained security alarm system, and the house is presented in excellent order throughout.

The garden grounds are a significant feature of the property with landscaped pathways to the front with established planting areas and lawn. Driveway offering parking for multiple vehicles leading to single detached garage. Remote control roller door system. Fitted with power and light and plumbing with sink. The gardens to the rear are fully landscaped with two lovely seating areas, one is a composite decking area and sculpted lawns and planting beds. Lovely views over surrounding area.









Whitecraigs is considered one of the primary residential locations within the south side of Glasgow. Located approximately six miles south of the city centre, its close proximity to Glasgow effectively makes it one of the most sought after suburbs in the Greater Glasgow area. The district features an abundance of eye-catching homes and provides catchment to some of the best schools in Scotland. It is located to the east of the M77 motorway, giving swift communication links to Glasgow city centre, airports and coastal Ayrshire. The property is superbly placed for a wide range of amenities and the surrounding district provides excellent sports and recreational facilities - Whitecraigs Golf Course, Tennis, Squash and Bowling Clubs and Rouken Glen Park which was recently voted UK's Best Park of 2016 are all within a short walk from the property, as is the station.

NM4643 | Sat Nav: 4 Erskine Road, Whitecraigs, G46 6TQ

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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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