



# 48 MANSIONHOUSE GARDENS

## LANGSIDE

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4 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

**This versatile townhouse is found in a popular development, peaceful and quiet with driveway parking and garden.**

Positioned in level grounds in a serene cul-de-sac, this charming townhouse originally dates from the 1980s. The property will attract a variety of buyers keen on its convenient location and because of the woodland walks in the development and real sense of community amongst neighbours.

The accommodation in brief; sheltered entrance vestibule, reception hallway, two ground floor rooms one of which is presently used as a bedroom, a sleek shower room/WC and a convenient utility room with door leading to the back garden.

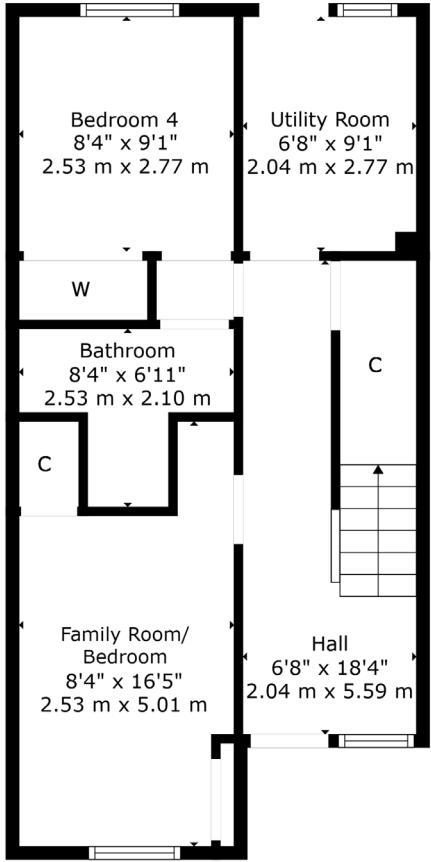
The original staircase leads to first floor level revealing a large L shaped lounge and a fitted dining kitchen with ample space for table and chairs. The staircase continues to second floor level and into three flexible bedrooms, the principal room has its own en-suite shower room. A three piece bathroom is accessed from the second floor landing.

The specification includes gas central heating, double glazed windows and driveway parking to the front. There are fitted storage cupboards throughout the property and a private attic space via ceiling hatch at top floor. An enclosed rear garden delivers hard landscaped patios, a lawn and perimeter fencing/hedging with a gate leading out to an access lane around the terrace.

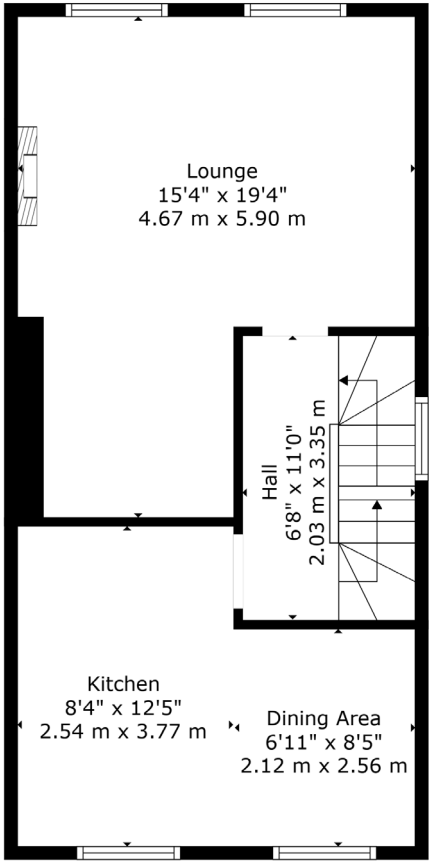




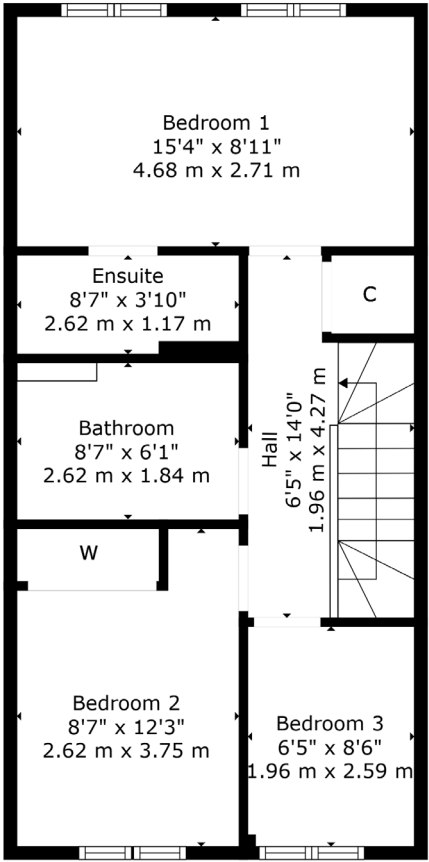




Ground Floor



1st Floor



2nd Floor

Mansionhouse Gardens is a highly regarded development in close proximity to prosperous shops, bars, coffee houses and restaurants. A Morrisons, a Sainsbury's, a Tesco and an M&S store are all within one mile of the property. Queen's Park is half a mile away from the front door offering recreational space, tennis courts, football pitches and a Farmers Market on the 1st and 3rd Saturday of each month.

**SS5085** | Sat Nav: 48 Mansionhouse Gardens, Langside, G41 3DP

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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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