



**125 KENILWORTH AVENUE**

WAVERLEY PARK

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**A rarely-available deceptively spacious extended semi-detached villa, offering well laid out family accommodation over two main levels, set within the incredibly popular Waverley Park area.**

Set within attractive and well-tended gardens, that are enclosed to the rear and benefit from excellent privacy and southerly facing aspects, this red sandstone semi-detached villa should appeal to a wide range of buyers.

The property has been enhanced by way of a double height extension to the side, and reconfigured accommodation to now provide a flexible layout with a modern specification.

A vestibule leads to broad entrance hallway with original staircase leading to upper level, formal bay window lounge to the front and feature electric "wood" burning stove, whilst to the rear is a generous dining/sitting room with study off, access to a conservatory and there is a large modern kitchen which hosts a broad range of units, with access to the gardens and the impressive sized garage.

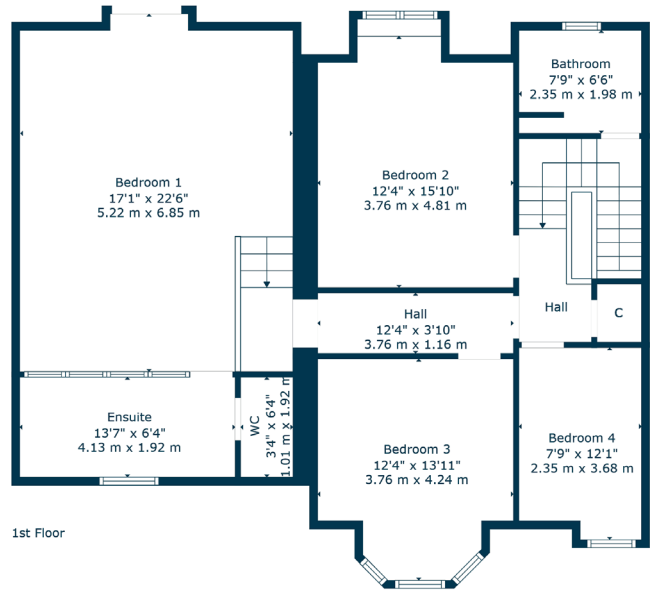
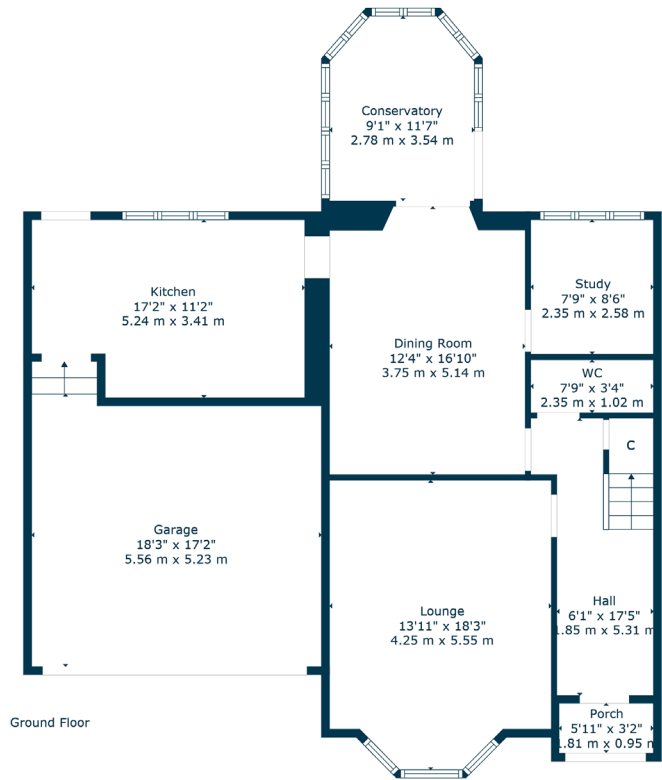
A bright modern bathroom can be found at half landing, with first floor hosting four bedrooms. The principal bedroom is somewhat unique and much larger than one would expect in this area. It has high vaulted ceilings, Paris balcony and a huge en-suite shower room with separate WC off.

Further features include gas central heating and double glazing, and some period features have been retained. The rear gardens are accessed from the kitchen, providing an enclosed space which enjoy a good degree of privacy.









125 Kenilworth Avenue is close to excellent amenities including the coffee houses, restaurants, gastropubs and bakeries of Shawlands. More extensive facilities are available at the Crossmyloof Morrisons store or the Sainsburys store on Darnley Road. Recreational pursuits within the area are available at Queens Park, Maxwell Park or Pollok Country Park. Set within the popular Waverley Park area which is known for its community events, it is less than a five minute walk to the popular Shawlands Primary School and Shawlands Academy. Both Crossmyloof and Shawlands train stations are within half a mile walk, Shields Road underground station is only two miles away and the M77 connects the Southside of Glasgow to Scotland's motorway network.

**SS5088** | Sat Nav: 125 Kenilworth Avenue, Waverley Park, Glasgow, G41 3RD

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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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