



# 31 OVERDALE STREET

## LANGSIDE

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A fantastic and deceptively spacious mid terrace home, beautifully presented in a quiet Southside address.**

Positioned in a desirable Langside address, this blonde sandstone mid terrace home has been upgraded, modernised and reconfigured by the current owner and now offers a modern specification whilst retaining some amazing period features.

The accommodation extends to: vestibule via twin doors, long reception hallway with storage and WC off, bay windowed living room with fireplace and whilst to the rear the dining room and kitchen are on an open plan basis, with a wide range of units, island with breakfast bar and dining area with wood burning stove. There is also a pantry/log store which leads to an additional room currently utilised as a gym but could be used as a ground floor bedroom / office area.

The original staircase leads to first floor revealing four versatile double bedrooms (the principal with bay window formation) and a modern fitted shower room. A fixed staircase leads to the attic space, which has been converted into a further bedroom with three large skylights ensuring lots of natural light and an en-suite shower room features also.

The specification includes gas central heating, double glazing (most of which are sash and casement style) and a clever blend of modern finishes alongside traditional features. Exposed wooden floorboards are in situ alongside fire surrounds, moulded woodwork and ceiling plasterwork. The rear gardens are fully enclosed with a good degree of privacy.









31 Overdale Street is within walking distance of shops and amenities on Millbrae Road or Battlefield Road where coffee houses, restaurants, bars and delicatessens can be found along with Tesco's, M&S, Co-op, and Sainsbury's. More extensive amenities are available in nearby Shawlands, the Morrisons store at Crossmyloof or the 24 hour Asda store on Prospecthill Road. Sinclair nursery and Battlefield Primary school are both under 1/2 a mile away. Queens Park is close by providing recreational pursuits and a little further afield is Pollok Country Park where the world famous Burrell Collection is housed. Frequent public transport services are available locally with regular bus routes on Sinclair Drive. Both Mount Florida and Langside train stations are within one mile of the front door.

**SS5097** | Sat Nav: 31 Overdale Street, Langside, G42 9PZ

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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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