



56 AULDHOUSE ROAD
NEWLANDS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

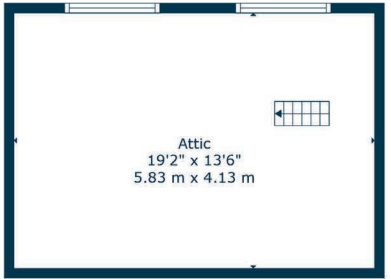
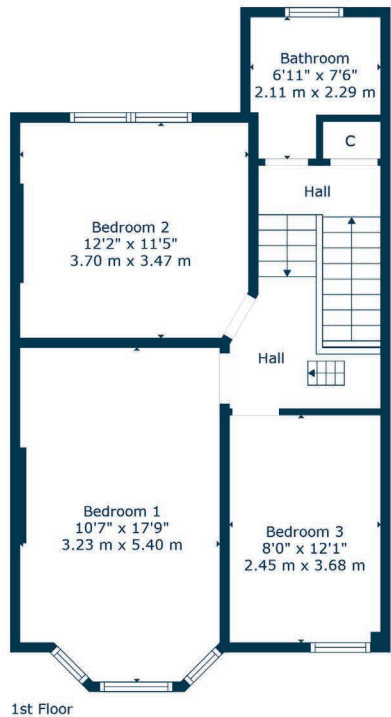
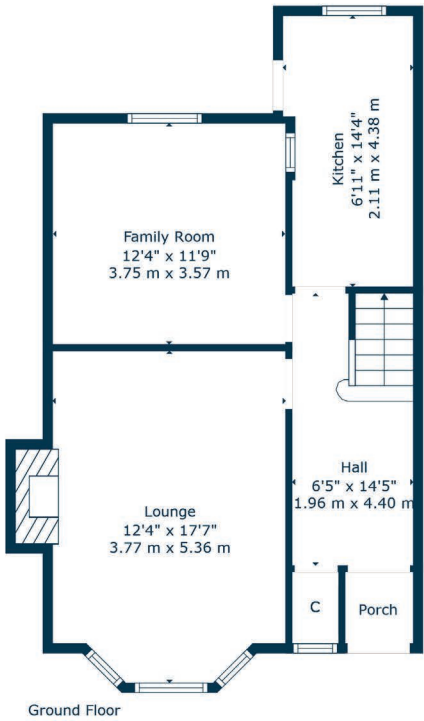
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The accommodation in brief; vestibule via storm doors, reception hall and a bay windowed lounge overlooking the front garden. There is a sitting/dining room to the rear with media wall and feature lighting, whilst the kitchen is modern with a great range of units, integrated appliances and direct access to the gardens. The original staircase leads through half landing to first floor level revealing three well proportioned bedrooms and a modern family bathroom is found at half landing with a shower over the tub. A ceiling hatch with ladder attached leads from first floor landing into a floored attic void with two Velux rooflights. The property benefits from double glazing, gas fired central heating and solar panels have been fitted to the front roof pitch which will appeal to buyers growing conscious of their carbon footprint.

The rear gardens are fully enclosed and are mainly laid with artificial grass, with a low maintenance approach in mind. There is a gate on the back fence that grants access to a rear access lane.





56 Auldhouse Road is only 750 yards from Newlands Park where the popular Dandelion Café is found together with a children's playpark and the Newlands Park Community tennis courts, opened in 2023. Amenities are available at the Morrisons store bordering Shawlands, the Sainsbury's store in Muirend or at the Silverburn shopping centre in Pollok. Reputable state schooling is available locally whilst the closest train station is Pollokshaws East on the Cathcart Circle line only 300 yards from the front door.

SS5103 | Sat Nav: 56 Auldhouse Road, Newlands, G43 1UR

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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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