



26 MIDLOTHIAN DRIVE

WAVERLEY PARK

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

This wonderful home has been painstakingly maintained, surrounded by immaculate corner gardens in the heart of Waverley Park.

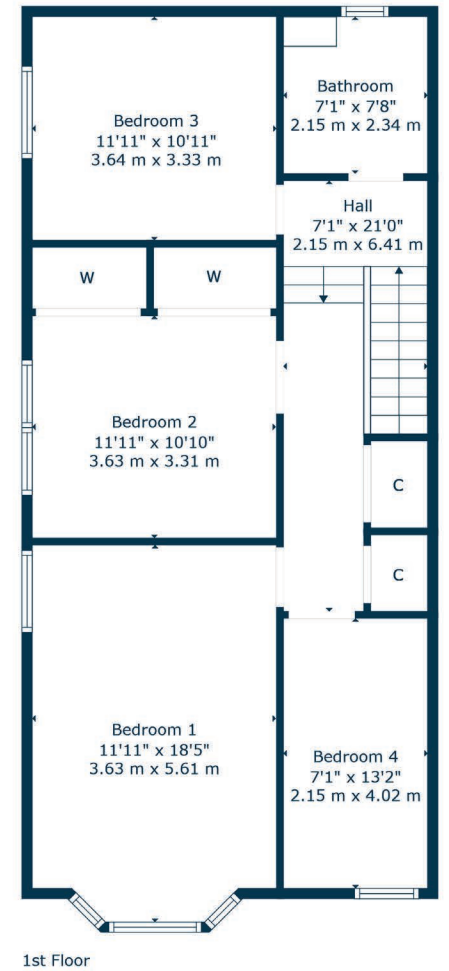
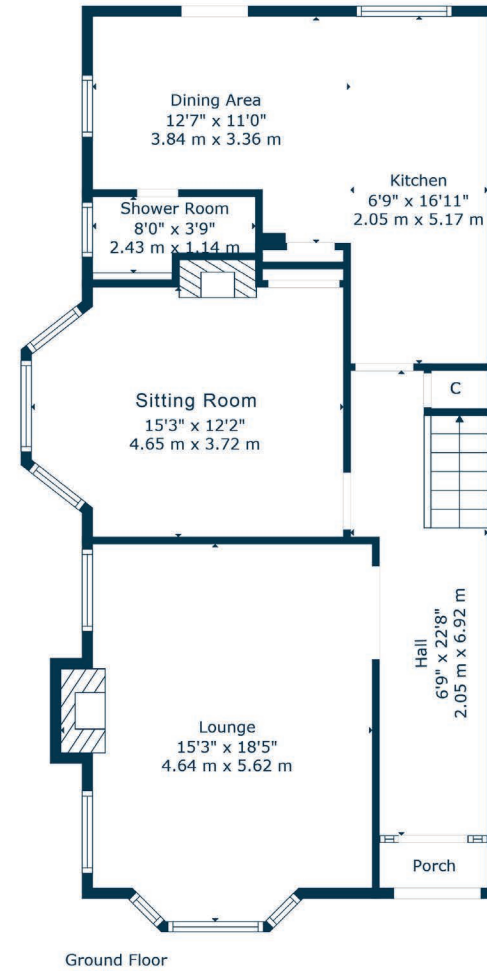
Positioned in corner grounds in a quiet Southside address, this outstanding semi-detached property will attract immediate interest from astute buyers. With a tremendous dining kitchen opening to gardens and numerous sought-after traits, the property has been lovingly modified and cared for by our clients.

The accommodation in brief; vestibule via storm doors, reception hallway with bespoke storage, dual aspect bay windowed lounge with real fire, bay windowed sitting room with convenient serving hatch and a tremendous, full width dining kitchen to the rear. The kitchen includes an integrated fridge/freezer, gas hob, oven, washing machine, dishwasher and sink as well as a rear door leading out to the back garden. A modern shower room/wc completes the ground floor accommodation.

The original staircase leads to first floor level revealing four flexible bedrooms and a contemporary three-piece bathroom suite with shower over the tub. The principal bedroom has the same dual aspect window formation as the lounge below whilst there are two storage cupboards off the landing, one of which gives access via ceiling hatch into an insulated attic. Some of the first-floor windows offer terrific views of the Glasgow skyline and onwards to the Campsie Fells.

The property has gas fired central heating (boiler fitted 2021), sash & case double glazed windows (fitted 2018) and tasteful décor/flooring throughout. Our clients have replaced all radiators since they took ownership, and the roof covering was replaced in 2017. Gardens grounds are found to the front, side and rear of the building, all very well maintained and presented. The back garden has been expertly designed to include a timber decking adjacent to the kitchen, external plug sockets and a useful storage shed.





26 Midlothian Drive is within half a mile of Shawlands coffee houses, restaurants, gastropubs and bakeries. 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. Both Crossmyloof and Shawlands train stations are approximately 600 yards from the front door, Shields Road underground station is one mile away and junction 1 of the M77 connects the Southside of Glasgow to Scotland's motorway network.

SS5021 | Sat Nav: 26 Midlothian Drive, Waverley Park, G41 3QX

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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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