



**59 SPRINGFIELD PARK ROAD**  
BURNSIDE

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4 | BEDROOMS

2 | BATHROOMS

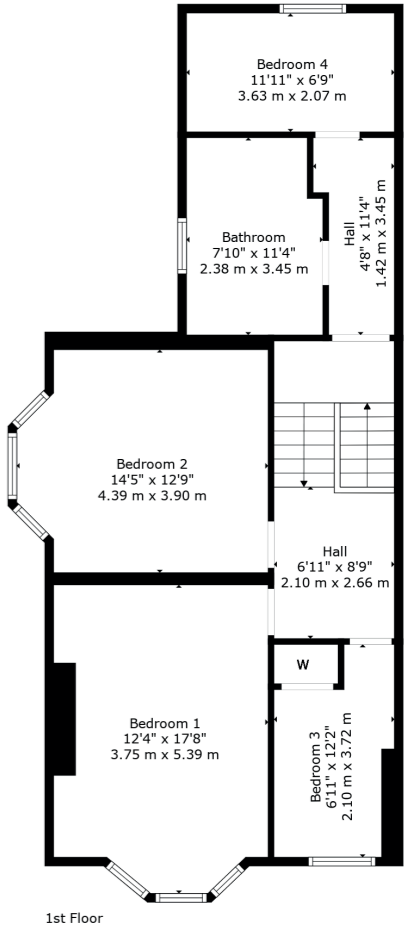
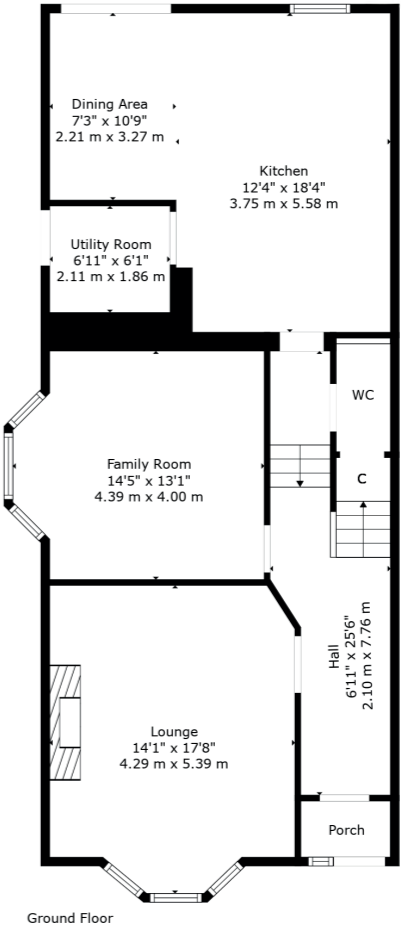
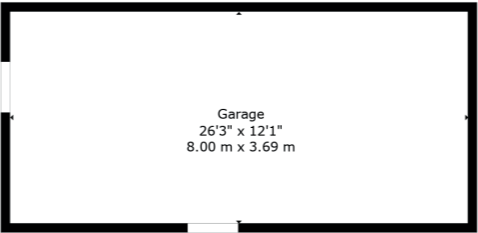
2 | PUBLIC ROOMS

**Centrally located in Burnside, close to an abundance of shops and eateries, this traditional semi-detached villa has undergone a huge amount of work which includes extending, reconfiguring and upgrading.**

This is a fantastic example of a traditional semi-detached villa, which is set on a level corner plot, a stones throw away from some thriving amenities on Stonelaw Road. The property has been extensively extended, reconfigured and upgraded by the current owners to now offer a turn-key proposition. The accommodation includes; entrance vestibule, broad reception hallway with WC off, substantial formal lounge to the front with bay window formation and feature fireplace, whilst a comfortable family room is situated to the side with bay window also. To the rear is an impressive extended kitchen with ample space for dining, bi-fold doors to gardens and a useful utility room off. The kitchen space itself hosts a great range of units, quality integrated appliances and wooden worktops. An original staircase leads through half landing, which hosts bedroom four and a large family bathroom with white three piece suite, separate walk-in shower enclosure and attractive contemporary tiling. On the first floor are three further bedrooms, two of which as particularly generous in size.

The specification includes gas fired central heating, double glazed windows and fresh modern decor throughout. Externally, the gardens have been thoughtfully landscaped, being fully enclosed to the rear with a good degree of privacy. There is an area of artificial grass, along with well positioned areas of decking and patio, all designed to make the most of the sunny days. Off street parking is provided by way of a paved double driveway to the front, and there is a large outbuilding to the rear which offers substantial storage capacity or could be utilised as a workshop etc.





59 Springfield Park Road is a short stroll from shops and amenities on Burnside Road and Stonelaw Road which includes coffee shops, eateries and Tesco's supermarket. Access to Burnside train station is around the corner, whilst the Kingsgate shopping park in East Kilbride provides more extensive amenities and junction 2 of the M74 gives access to Scotland's motorway network.

**SS5108** | Sat Nav: 59 Springfield Park Road, Burnside, G73 3RG

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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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