



**26 LANGSIDE DRIVE**  
NEWLANDS

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**This exceptional home delivers versatile accommodation and an enclosed rear garden in the centre of Newlands.**

Occupying a prominent position in a popular address, 26 Langside Drive is a substantial semi-detached property originally dating from the early 1900s. Available for the first time in 40 years, our clients have meticulously maintained their home and it will appeal to buyers keen to source something big and special.

The accommodation in brief; gable end entrance vestibule, reception hallway, cloakroom/wc, bay windowed lounge, designated dining room, utility room and a large walk-in cupboard. The hallway then leads to the rear of the property and into a comfortable family room/ tv room and in turn to an impressive dining sized kitchen with bi-fold doors to the back garden. Ground floor level has three gas fireplaces and a wood burning stove in the dining kitchen.

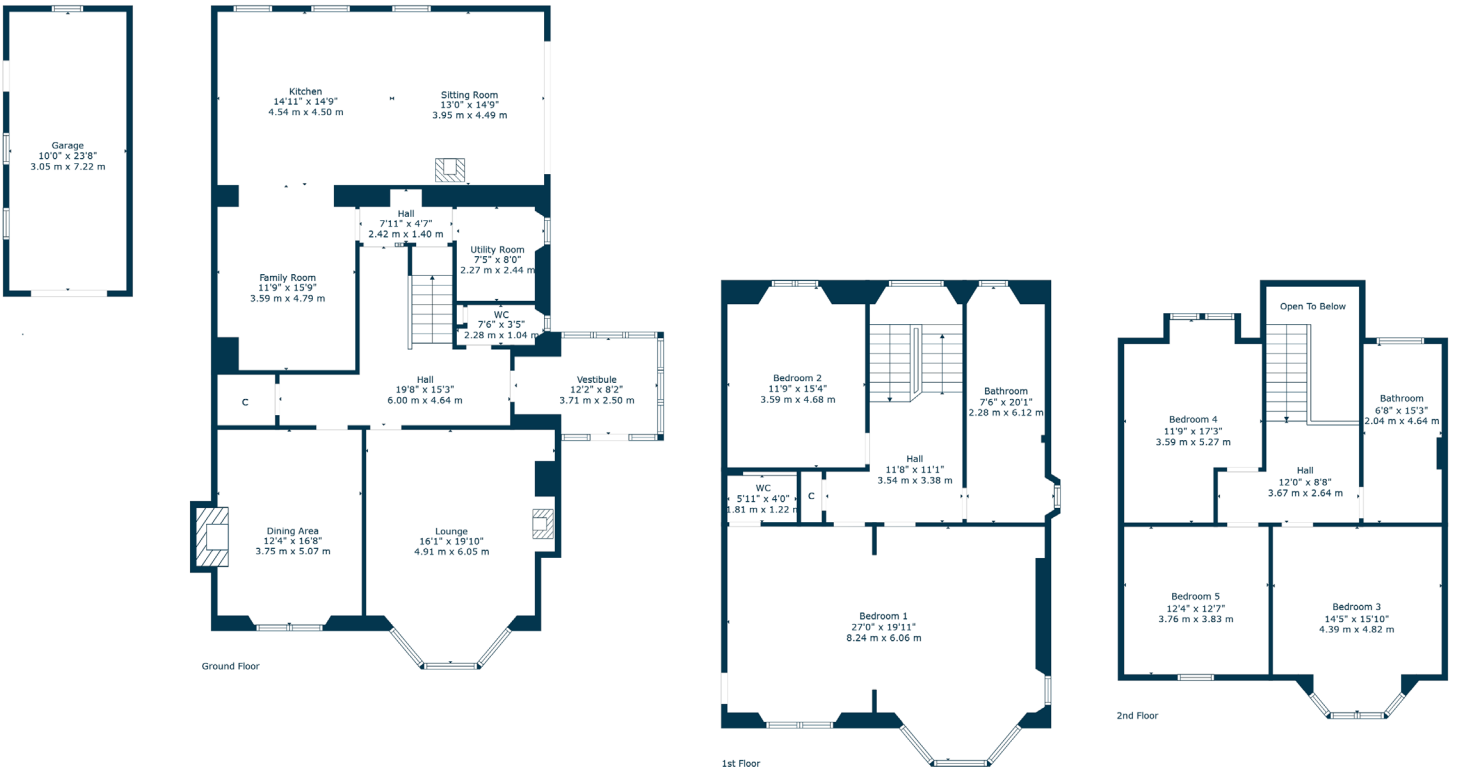
The original staircase with a beautiful balustrade leads from ground floor through first floor to second floor level. At first floor there are two double sized bedrooms and a tasteful four-piece bathroom suite. The principal bedroom has been formed by combining what was once two front facing rooms creating an exceptional space with bay window formation, a gas fire and a convenient wc. The staircase continues to second floor level revealing three further double bedrooms (one presently used for storage) and a three-piece shower room. Numerous traditional features are found throughout the property including stained glass, fire surrounds, moulded woodwork and detailed ceiling plasterwork. The property has a combination of single glazed and double-glazed windows and gas central heating via the boiler housed in the utility room.

The property is set in established grounds bound by perimeter walls with driveway parking via twin gate piers. A brick built detached garage under a pitched roof provides power and light and terrific storage provision. The rear garden is of particular note, fully enclosed with a bespoke timber deck adjacent to the building, a large lawn and established foliage.









26 Langside Drive is 300 yards from Newlands Tennis Club and 500 yards from Newlands Park where the popular Dandelion Café is found together with a playpark and the refurbished community tennis courts. 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 there are pick-up points in Newlands for some of Glasgow's leading independent schools. The closest train station is at Langside on the Cathcart Circle line, only 400 yards from the front door.

**SS5109** | Sat Nav: 26 Langside Drive, Newlands, G43 2QA

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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