



0/3, 3 SUTHERLAND CLOSE
POLLOKSHIELDS

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

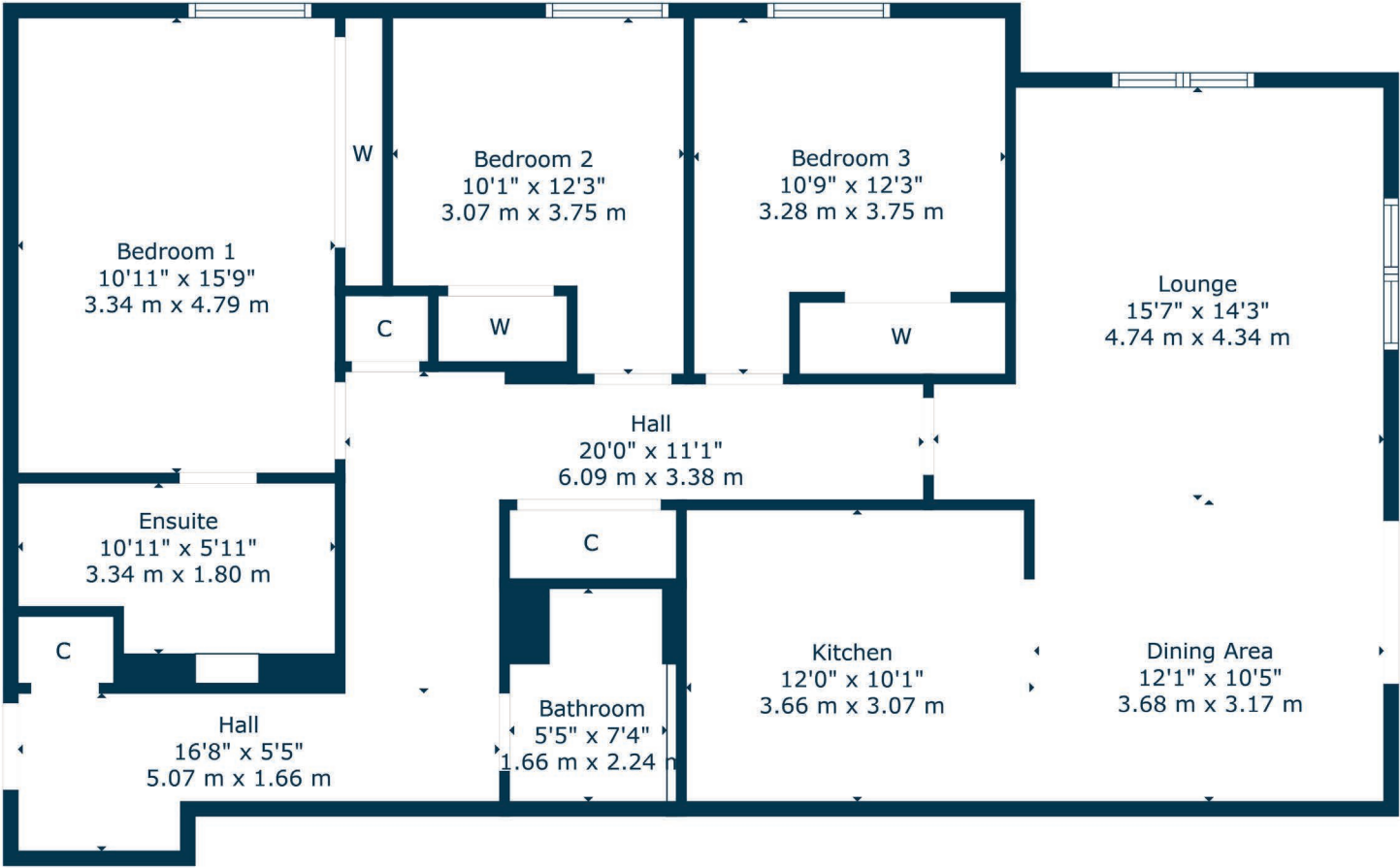
A spectacular ground floor apartment, with a private garden, set within Westpoint Homes, award winning development in West Pollokshields

Occupying an easily accessible ground floor position within a highly desirable modern development by Westpoint Homes, this generously proportioned luxury apartment offers excellent room sizes, a flexible layout and attractive decorative touches throughout. Of particular note are the private gardens, which are accessed from the living room, perimeter hedging which aids privacy and a well positioned patio area which is ideal for enjoying the sun or alfresco dining.

The well appointed communal hallway is accessed by way of a secure entry system, with the accommodation extending to; long entrance hallway with utility cupboard, and two further storage cupboards off. The main living room offers ample space for sitting / dining with patio doors allowing direct access to the garden. The kitchen is open plan to the living room, connected by a useful breakfast bar, with a great range of units, quality integrated appliances and Silestone worktops. There are three double sized bedrooms, all with inbuilt storage, and a lovely main shower room. The principal bedroom offers a stunning en-suite bathroom which incorporates a three piece bathroom suite and separate double shower enclosure.

The property has a hybrid gas combination boiler / air source heat pump, double glazing, quality floor coverings throughout and attractive décor making it a turnkey purchase.





The property is located in "The Avenues" of West Pollokshields. Local shops, bars and restaurants, can be found nearby in Nithsdale Road and Kildrostan Street. Sainsbury's and Morrison's supermarkets are a short drive away. Silverburn Shopping Centre is also a short drive to the west. Maxwell Park, Pollok Park & Bellahouston Park are all within walking distance. Leisure/sporting/cultural opportunities include Titwood Bowling & Tennis Club, Clydesdale Cricket Club, Pollok House and the world famous Burrell Collection.

Frequent public transport provides rapid access to the City Centre. Dumbreck train station is close by and Junction 1 of the M77 motorway connects Pollokshields to Scotland's motorway network, Glasgow International Airport and beyond.

SS5113 | Sat Nav: 0/3, 3 Sutherland Close, Pollokshields, G41 4HH

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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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