



**FYVIE**

349 KILMARNOCK ROAD, NEWLANDS

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4 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

**A generously proportioned traditional detached bungalow, offering flexible accommodation all on one level, with a modern specification and fantastic garden ground with an abundance of driveway parking and large garage.**

The complete accommodation extends to entrance vestibule, welcoming hallway extending through to octagonal reception area, outstanding box bay windowed formal lounge with twin leaded glass porthole windows through gable and feature living flame fire. Bay windowed principal bedroom with luxury en-suite shower room, double sized guest bedroom also with shower room, W.C with utility area. The hallway extends to the side of the building with a wealth of built in storage, passage through to bedroom three (currently used as sitting room), bedroom four and beautifully appointed main house bathroom.

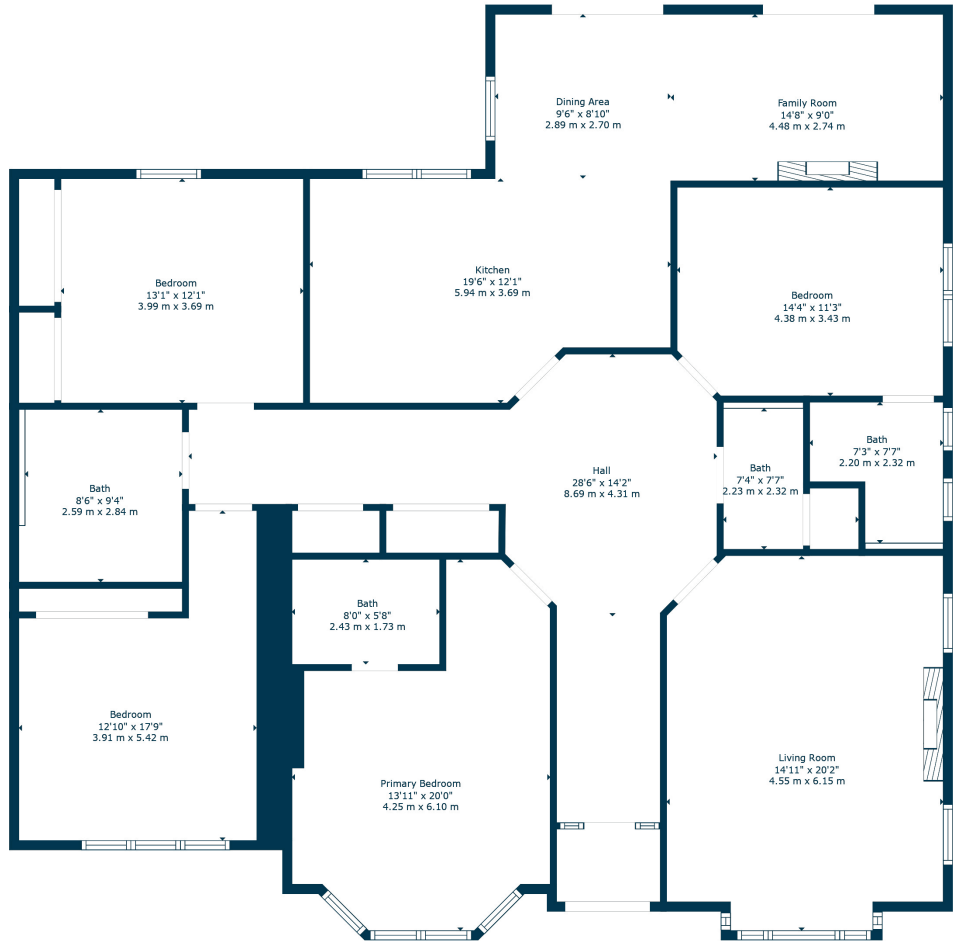
The entire rear right hand corner of the property now forms a massive open plan living/dining kitchen space flooded by natural light with twin sets of French doors directly on to rear gardens. The kitchen area is fitted in a highly contemporary style with central island unit and a wealth of cabinetry at counter and wall level.

The specification includes gas central heating, double glazing and extensive attic space. Externally, the property affords driveway parking for numerous vehicles and access to a one and a half car garage. There is extensive sub floor cellarge, providing excellent access/storage. Garden grounds are bounded by original stone walling to the front, a number of mature Laurel bushes aid seclusion and privacy. Garden areas to the rear afford extensive patio area, space for al fresco dining and entertaining as required, along with a well positioned summer house with open views.









The property is perfectly positioned to take full advantage of nearby thriving shops, gastropubs, coffee houses, restaurants and delicatessens found on Kilmarnock Road. More extensive amenities are available at the Newlands Morrisons store, the Tesco metro store or at the Silverburn shopping complex in Pollok, a short drive to the West. Recreational pursuits within the area are found at Newlands Tennis Club or at Newlands Park which also houses the hugely popular Dandelion Café. There are regular bus routes on Kilmarnock Road and Pollokshaws East train station is a short walk from the front door providing regular access on the Cathcart Circle into Glasgow Central.

**SS5114** | Sat Nav: 'Fyvie', 349 Kilmarnock Road, Newlands, G43 2DS

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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