



**21 CARLAVEROCK ROAD**  
NEWLANDS

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**An exceptional lower conversion of a sandstone detached villa, set within attractive private gardens, and positioned directly across from Newlands Park.**

Occupying the entire ground floor of this sandstone detached villa, a highly unique lower conversion set in established grounds, directly opposite Newlands Park. The property offers all on one level accommodation within 4 principal apartments. A wealth of period detailing is retained most notably original plasterwork, woodwork and stained/ leaded glass whilst benefiting from highly contemporary kitchen, bathroom and en-suite, leading to ease of living on a day to day basis.

The complete accommodation extends to sizable entrance vestibule, broad welcoming/ dining hallway, outstanding bay windowed double-aspect lounge with focal point fireplace and leaded glass features, further double aspect formal dining room (could be utilised as bedroom three), large principal bedroom with luxury en-suite shower room, bedroom 2/ guest bedroom, professionally refurbished main house bathroom. The hallway extends to the rear of the property allowing passage to beautifully appointed extended dining kitchen with French doors onto rear gardens and feature Velux roof lights to the rear.

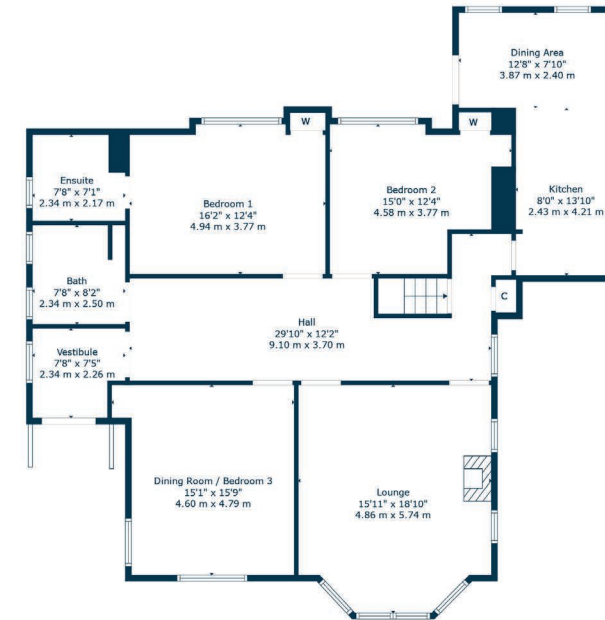
The specification includes gas central heating, part double glazing and contemporary décor utilizing neutral tones throughout.

Externally the property sits with in established garden grounds affording well-maintained, well stocked, private front gardens with hedge row and boundary walling to the front with driveway access and off street parking for at least 3-4 vehicles to the left hand side of the feu and passage to a single car garage to the rear left. Rear gardens are enclosed, private and enjoy bright sunny aspects particularly during summer months. In summary this is a one off opportunity to acquire one of the few converted properties within Newlands particularly opposite Newlands Park.









21 Carlaverock Road is directly opposite Newlands Park where the popular Dandelion Café is found together with nature walks, a playpark and the Newlands Park Community Tennis Centre. Amenities are available at the Sainsburys store in Muirend, the Morrisons store near Shawlands or at the Silverburn shopping centre near 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, approximately half a mile from the front door.

**SS5118** | Sat Nav: 21 Carlaverock Road, Newlands, G43 2RZ

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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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