



43 FIRST GARDENS

DUMBRECK

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

This charming Arts & Crafts era home delivers numerous features, gardens and off-street parking in a peaceful pocket of Glasgow's Southside.

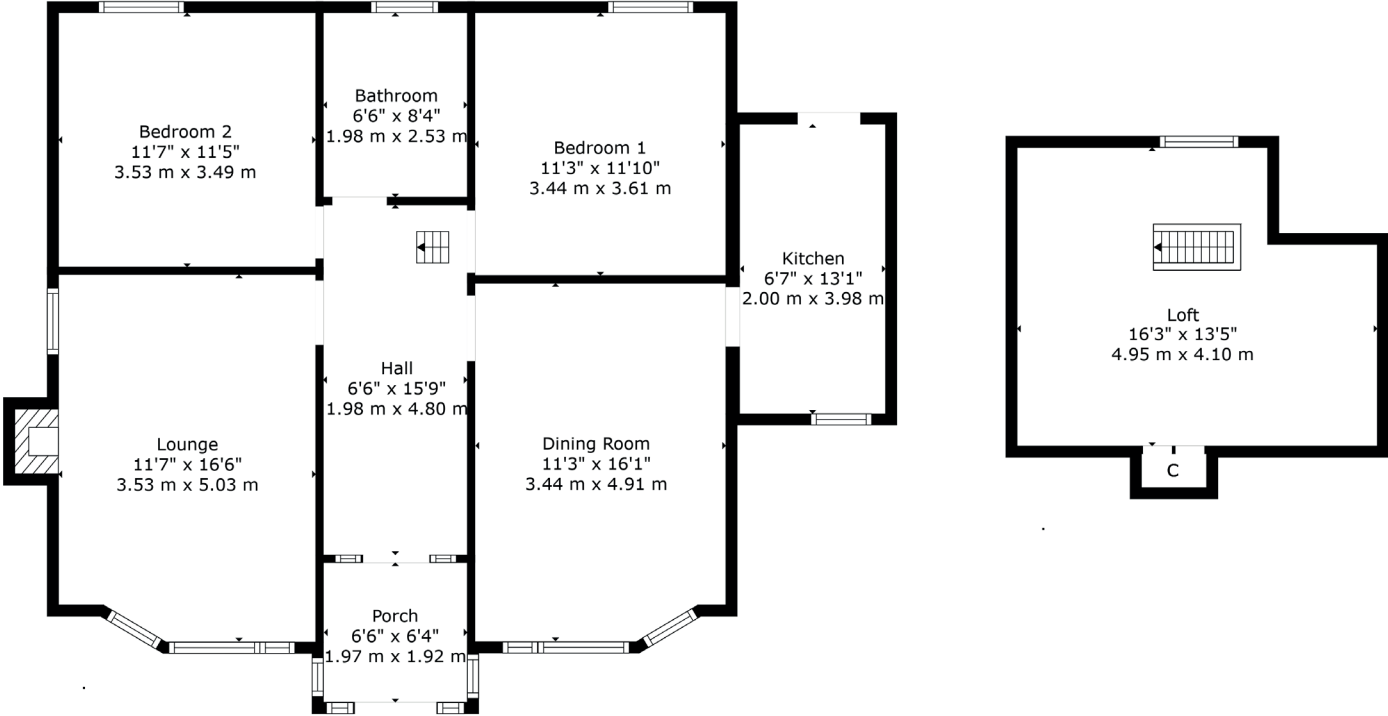
Originally dating from the early 1900s and positioned in level garden grounds, this attractive detached property will be sure to attract immediate interest. The property has been impeccably maintained, successfully marrying contemporary fixtures with various period features.

The accommodation in brief; entrance vestibule, reception hallway, dual aspect lounge with gas fireplace, two versatile double bedrooms, a four-piece bathroom suite and a designated dining room leading through to an exemplary fitted kitchen by a bespoke, Glasgow based firm. The kitchen was fully renovated in 2019 including Corian worktops, underfloor heating and integrated items such as fridge/freezer, dishwasher, microwave and a washer-dryer. The bathroom had a new wc, bath, shower and wall panelling installed in 2025.

In addition, a floored and lined attic space is accessed via a ceiling hatch with ladder attached including heating provision, a rear pitch Velux window and excellent storage.

Numerous period features are still in situ including moulded woodwork, ceiling plasterwork, stained glass and one fire surround. The specification includes Nest controlled gas central heating (boiler fitted 2021 with 10-year guarantee), working sash & case windows, a monitored alarm system and full fibre broadband. Externally the property sits within level gardens including power sockets, a water tap, lighting and hard landscaped grounds bound by fencing and hedging. Gated driveway parking is available to the front of the property.





43 First Gardens is in the Hazelwood conservation area of Dumbreck, two miles from popular amenities in Shawlands/Strathbungo and on Nithsdale Road/Kildrostan Street in Pollokshields delivering coffee houses, restaurants and independent retailers. Bellahouston Park and Pollok Park offer excellent recreational space whilst Dumbreck train station is approximately half a mile away. Junction one of the M77 is less than half a mile away and connects Dumbreck to Scotland's motorway network.

SS5123 | Sat Nav: 43 First Gardens, Dumbreck, G41 5NB

For the full home report visit 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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