



109 KENILWORTH AVENUE

WAVERLEY PARK

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

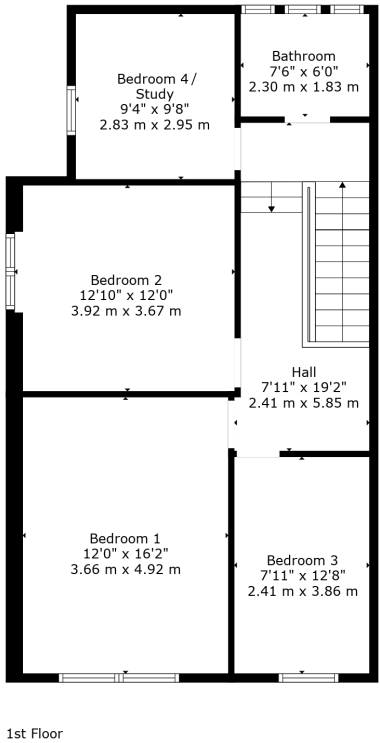
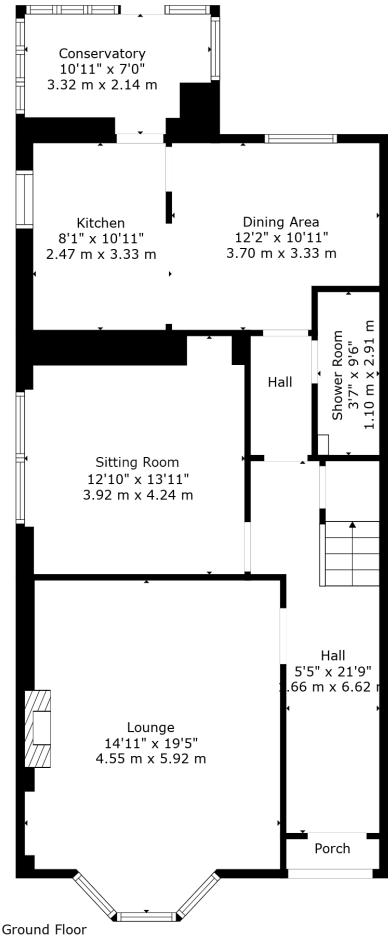
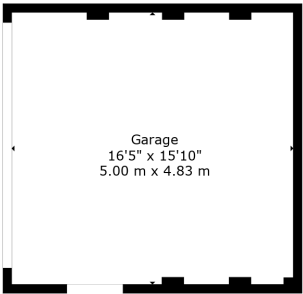
A spacious and well presented semi-detached villa set on a corner plot within the incredibly popular Waverley Park area.

Set in attractive and well stocked garden grounds on the corner of Ravenswood Drive and Kenilworth Avenue, within the sought-after residential pocket of Waverley Park, a beautiful sandstone semi-detached villa likely to suit a range of buyers. Retaining many period features throughout, the property offers flexible accommodation within five/six main apartments over two levels.

The accommodation extends to: private entrance vestibule, reception hallway with useful shower room off, superb bay windowed lounge with fireplace detail, lovely family/sitting room to the side, whilst to the rear of the property is a modern kitchen which is open plan to a dining/sitting area. The original staircase with wooden balustrade leads through half landing, where a study/bedroom 4 and a modern bathroom is found, to first floor revealing three flexible bedrooms. The principal bedroom is particularly generous with a large window making the most of open aspects to the front.

The specification includes gas central heating, double glazed windows, and well maintained landscaped grounds to the front, side and rear with a large garage and driveway access from Ravenswood Drive. A wealth of period features are retained most notably ceiling cornicing and original woodwork complimented by tasteful modern décor throughout.





109 Kenilworth Avenue is positioned within walking distance of shops and amenities upon Kilmarnock Road in Shawlands where coffee shops, restaurants, bars and delicatessens can be found. More extensive facilities are available at the Morrison store at Crossmyloof or Newlands whilst the Silverburn shopping centre at Pollok is a short drive to the west.

Recreational pursuits within the area are varied namely at Pollok Park, Maxwell Park or Queens Park whilst there are local reputable health clubs/gyms and golf courses (both public and private).

Frequent bus services provide rapid commuter access to the city centre or deeper into the Southside and the local railway stations at Crossmyloof and Shawlands are less than a mile away. Commuters travelling by car have quick and easy access to the M8, M77 and M74.

SS5137 | Sat Nav: 109 Kenilworth Avenue, Waverley Park, G41 3QR

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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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Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk