



26 FERNLEIGH ROAD
NEWLANDS

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

This superb home successfully provides contemporary features in a traditional shell opening out to an enclosed, South facing garden.

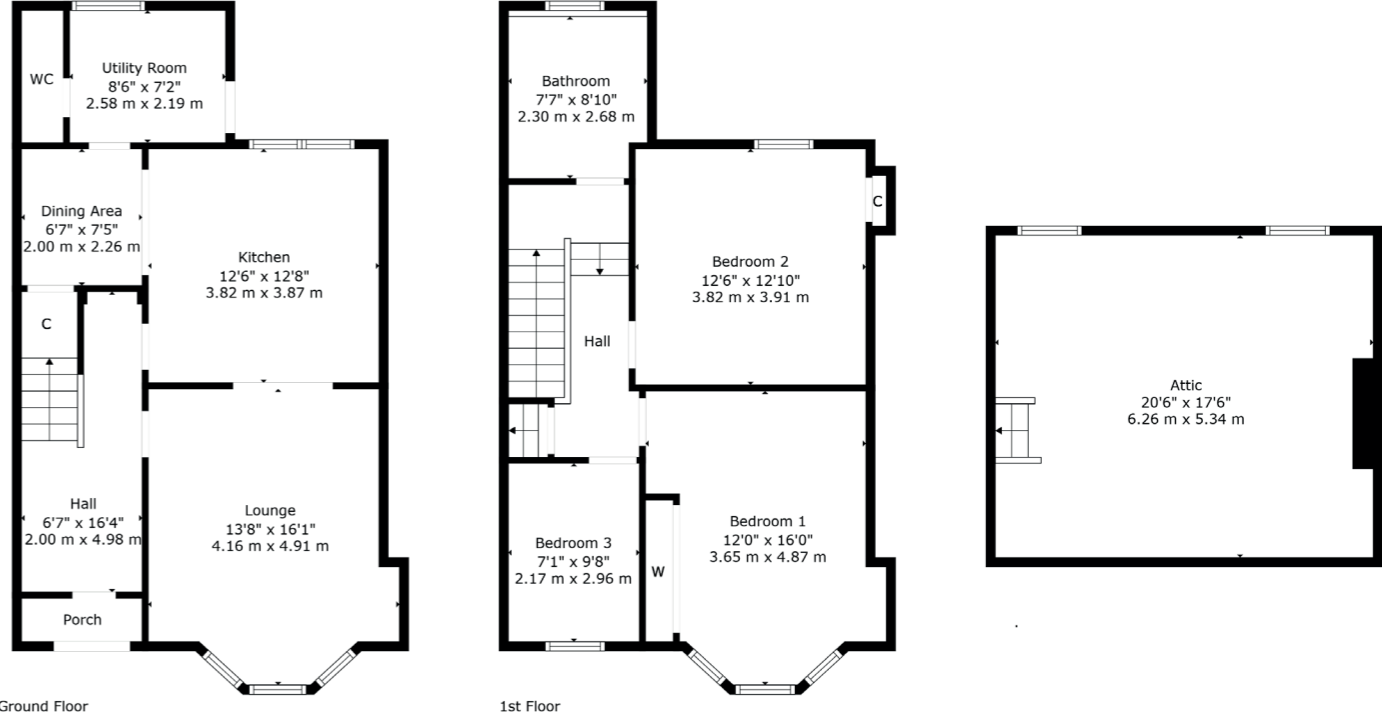
26 Fernleigh Road is an immediately attractive terraced property in an ever-popular Southside address. Originally dating from the early 1900s, the subjects have been brought into the 21st century with sleek modern touches and a terrific, open plan ground floor footprint.

The accommodation in brief; vestibule via storm doors, reception hall with coat hanging area and a bay windowed lounge leading through to a wonderful, dining kitchen featuring a centre island. The kitchen has an integrated fridge/freezer, oven, microwave, dishwasher and an induction hob with a downdraft extractor. The island has a cleverly designed lip for stool seating whilst there is still adequate space for a separate table and chairs as well as an understairs cupboard. A sliding glazed door leads from the kitchen into a designated utility room with fitted cabinetry, an adjacent WC and a door out to the rear garden.

The original staircase then leads to first floor landing and into three versatile bedrooms. The principal bedroom has a bespoke fitted wardrobe with sliding doors, and the rear bedroom has a shallow press cupboard. A lovely three-piece bathroom suite provides a shower over the bathtub and really cool exposed brick wall. A cupboard off the landing then gives access into a floored attic via a vertical ladder and whilst it would need appropriate planning consent, the attic offers great potential if buyers wish to convert and create more accommodation.

The specification includes gas central heating, double glazing and tasteful decor/flooring. Externally the property sits in private grounds with driveway parking to the front. The back garden is South facing to catch the sun with a lawn, a patio, stone chipped paths, a timber shed and perimeter fencing. An access lane behind the terrace is reached via a gate at the bottom of the garden.





26 Fernleigh Road is approximately half a mile from Newlands Park where the Dandelion Café is found together with a playpark and the Newlands Park Community tennis courts. Amenities are available at the Sainsburys store in Muirend, or the Morrisons store in Giffnock. Reputable state schooling is available locally whilst there are a number of pick up points in Newlands for some of Glasgow's independent schools. Muirend, Pollokshaws East or Langside train stations are also within one mile of the front door.

SS5144 | Sat Nav: 26 Fernleigh Road, Newlands, G43 2UB

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk