



53 AYTOUN ROAD

POLLOKSHIELDS

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

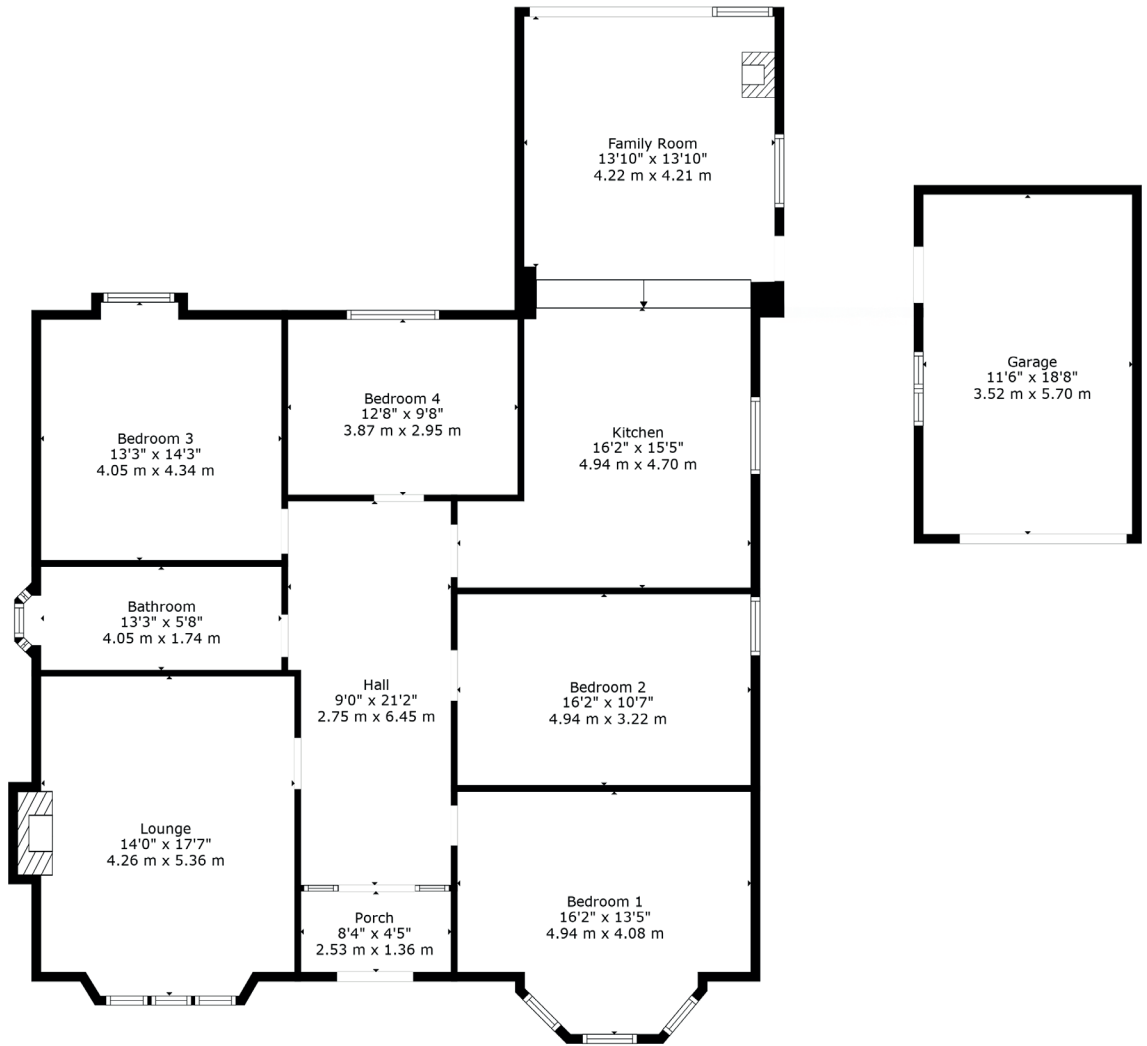
An exceptional lower conversion in a leafy cul-de-sac providing main door access, contemporary finishes and a Southwest facing garden.

Positioned on the ground floor of what was once a detached villa, this outstanding property is beautifully presented to market. The cul-de-sac section of Aytoun Road is particularly peaceful and this property will appeal to a broad range of buyers given the standard of finish alongside the driveway, the garage and the private, Southwest facing garden.

The accommodation in brief; main door access into vestibule, reception hallway, lounge with wood burning stove, bay windowed principal bedroom and three further double bedrooms one of which is presently used as a home office. A four piece bathroom suite is accessed from the hallway. An outstanding dining kitchen is found to the rear of the property, expertly formed on an open plan basis to a family room with another feature wood burner and bi-folding doors opening out to the garden. The kitchen includes a centre island with overhang for stool seating, a twin sink, a 5 burner gas hob, a double oven and a dishwasher.

Several period features are still intact notably moulded woodwork, ceiling plasterwork and decorative glass. The specification includes gas central heating, partial double glazing and a security alarm system. Externally, the property has shared driveway parking and a private detached garage built in 2022 with power and light provision. A private rear garden belongs to the property for sale providing a sun trap given its Southerly facing position, bound by perimeter walls and hedging with a cleverly positioned deck adjacent to the building.





53 Aytoun Road is in the heart of the Pollokshields conservation area, within one mile of amenities on Nithsdale Road/Kildrostan Street where coffee houses, restaurants and boutiques trade well. Maxwell Park and Pollok Country Park are both within one mile of the property likewise Maxwell Park or Dumbreck train stations. Shields Road underground station is also within one mile and the nearby M8 or M77 connect the Southside of Glasgow to Scotland's motorway network.

SS5153 | Sat Nav: 53 Aytoun Road, Pollokshields, G41 5HE

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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