



11 SPRINGKELL GARDENS

POLLOKSHIELDS

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3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

This remarkable home has been skilfully extended and remodelled to provide a turnkey condition option in a quiet cul-de-sac.

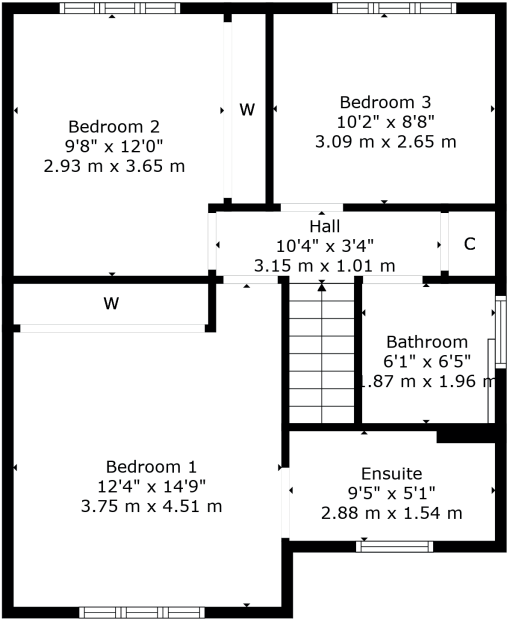
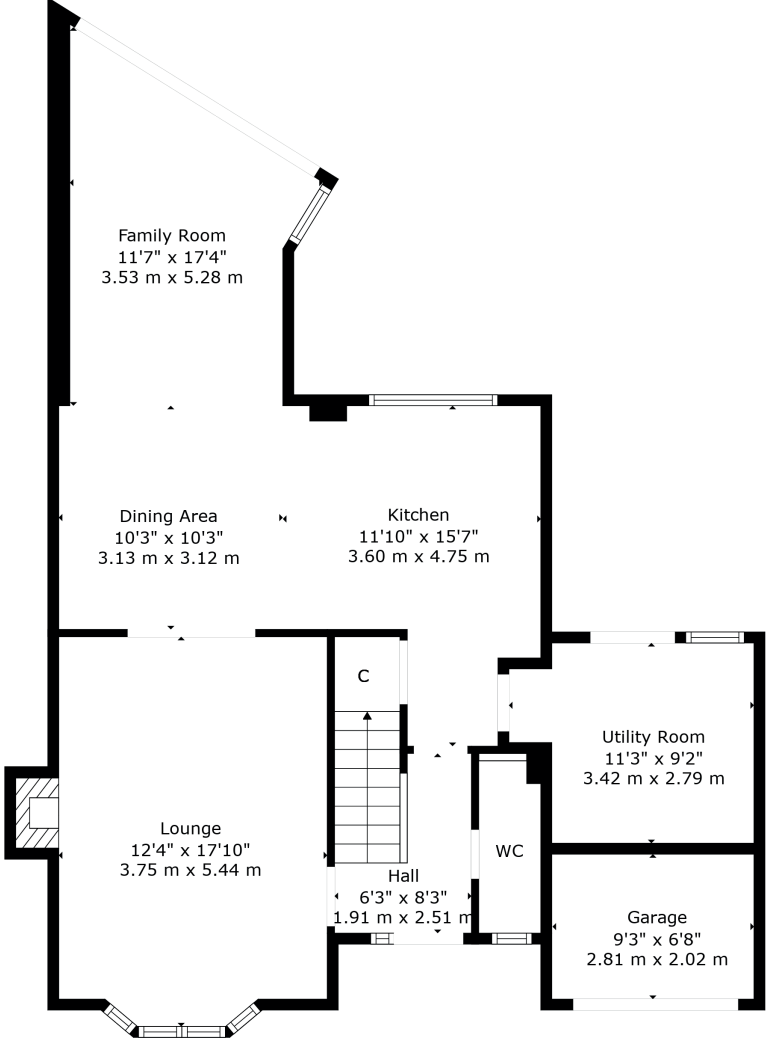
Positioned in an established development of similar aged homes, this stunning detached property originally dates from the 1990s. Our clients have extended and adapted their home for 21st century living and it is presented to market in outstanding condition throughout.

The accommodation in brief; sheltered entrance, reception hallway with wc adjacent, formal lounge with gas stove and a fitted kitchen formed on an open plan basis to dining area then through to an impressive extension complete with exposed timber trusses and sliding glazed doors to the garden. The kitchen has been beautifully designed to include integrated items and a large worktop overhang providing space for stool seating. A designated utility room is accessed from the hallway, ingeniously created by subdividing what was originally a single car garage.

A fixed staircase with bespoke side glazing leads to first floor level revealing three double bedrooms. Two of the bedrooms have their own fitted wardrobes whilst the principal bedroom has a beautiful shower room en-suite. A three-piece bathroom is also accessed from first floor landing alongside a ceiling hatch leading into the attic.

The specification includes gas central heating, double glazing and tasteful décor/flooring. Externally, the property sits in a level site with driveway parking leading to the original garage door with storage in behind. The rear garden is of particular note, predominantly South facing and bound by perimeter fencing offering an excellent entertaining space with a lawn, established foliage and a timber deck adjacent to the building.





11 Springkell Gardens is in a peaceful development only one mile from amenities on Nithsdale Road/Kildrostan Street where coffee houses, restaurants and independent retailers jostle for position. Maxwell Park and Pollok Country Park are both in close proximity of the property likewise Maxwell Park train station. Shields Road underground station is approximately one mile away and the nearby M77 connects the Southside of Glasgow to Scotland's motorway network.

SS5155 | Sat Nav: 11 Springkell Gardens, Pollokshields, G41 4BP

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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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