



# 10 SOUTHBRAE GARDENS

## JORDANHILL

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**5 | BEDROOMS**

**3 | BATHROOMS**

**1 | PUBLIC ROOM**

**10 Southbrae Gardens is a stunning, modern townhouse situated in the sought-after Jordanhill area, thoughtfully built by CALA Homes to offer luxury and comfort across three meticulously designed levels.**

Upon entering, you will find a welcoming reception hall with WC and ample storage off. A striking dining sized kitchen is located to the rear, with direct access to the beautifully landscaped rear gardens. The kitchen features high-end appliances, boiling water tap, sleek countertops, breakfasting island, space for dining and ample cabinetry. Adjacent to the kitchen is a practical utility room, offering extra space for laundry and storage needs, as well as integral access to spacious garage, ideal for secure parking and additional storage.

The first floor is ideal for family living and entertaining. There is a spacious main lounge, flooded with natural light and offers great space and outlook over the rear garden. This floor also includes two generously sized bedrooms (one of which has a south facing balcony and is currently set up as a dining room) and a modern family bathroom, providing ample accommodation for family members or guests.

The second floor is dedicated to restful living with three well-appointed bedrooms. The principal suite is a true retreat, featuring a beautiful en-suite bathroom, dressing room and south facing balcony - a perfect spot for morning coffee or evening drink. Two additional bedrooms on this floor are spacious and bright, served by another contemporary family bathroom.

In addition, the property has off street parking, with a double wide driveway, external garage access, quality flooring throughout, as well an underfloor heating (gas) and a stunning, landscaped garden.





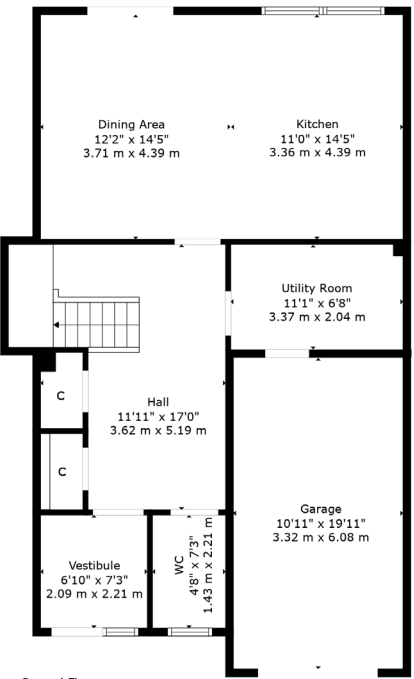




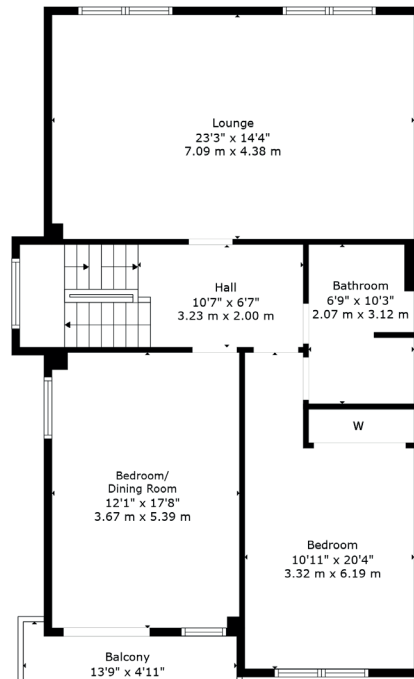




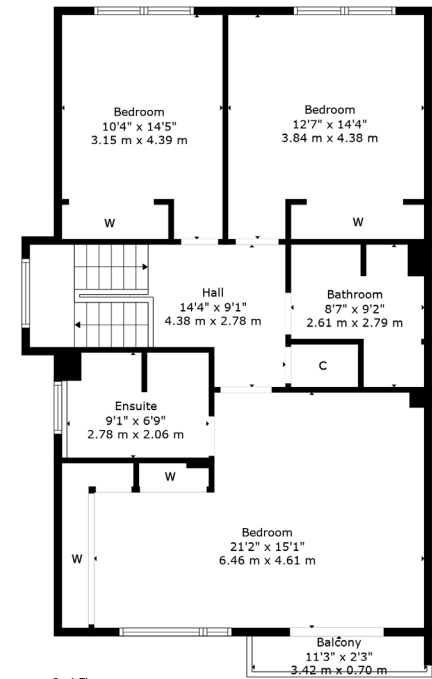




Ground Floor



1st Floor



2nd Floor

Jordanhill is an extremely popular West End suburb, with excellent local primary and secondary education at Jordanhill School. There are excellent sporting facilities, including Woodend Bowling & Tennis Club, where Corum are proud sponsors, and Hillhead Jordanhill Rugby Club, based at Hughenden. The area is within close proximity to Scotstoun Leisure Centre and show ground, home to the Glasgow Warriors. Jordanhill is adjacent to Victoria Park, one of the largest green spaces in Glasgow and the area also benefits from local pubs and restaurants, including The Three Crows and Little Soho.

The property is well situated for access to good public transport links, including Jordanhill Railway Station, Anniesland Railway Station and a number of bus routes. There is also easy access to Glasgow's motorway network, via the Clyde Tunnel and Clydeside Expressway.

**WE5432** | Sat Nav: 10 Southbrae Gardens, Jordanhill, Glasgow, G13 1UB

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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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