



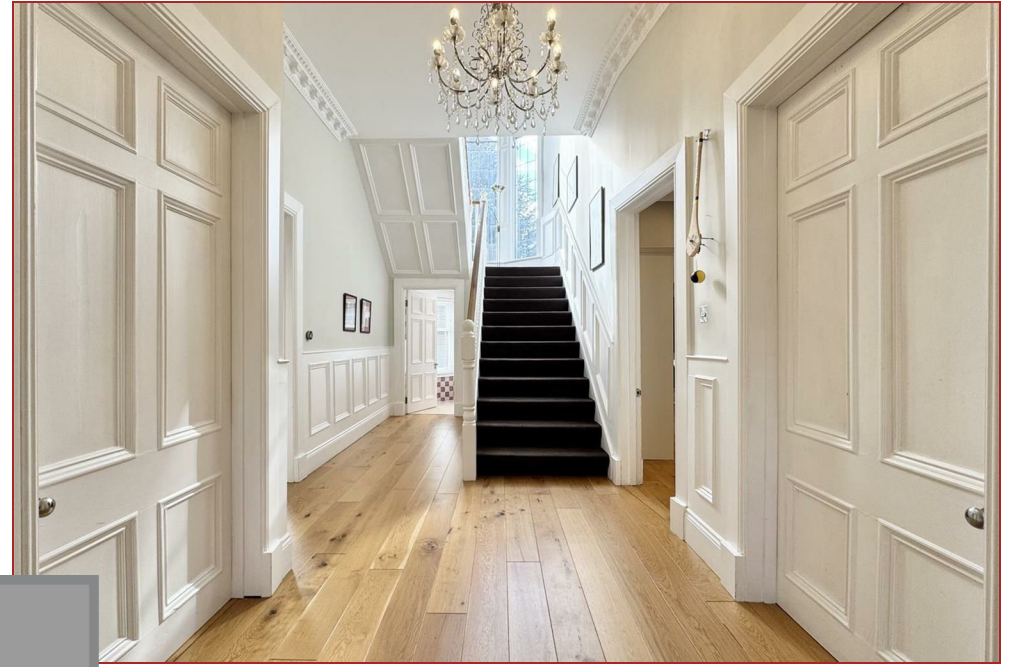
RESIDENCE

39 Hamilton Avenue, Pollokshields, G41 4JE

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RESIDENCE





4 Bedrooms | 4 Public Rooms | 3 Bathrooms

This stunning extended detached sandstone house, located on the prestigious Hamilton Avenue in Pollokshields, offers an exceptional blend of traditional charm and modern luxury. Known for its tree-lined streets, beautiful period homes, and proximity to both local amenities and excellent transport links. The impressive facade of the house is an iconic example of classic sandstone architecture, featuring intricate detailing and a grand entrance that immediately sets the tone for the property's elegance and style.

The ground floor greets you with a spacious and inviting hallway, leading to multiple generously sized reception rooms. The main lounge, with its bay window and feature fireplace, is a perfect blend of classic design and contemporary comfort, offering a peaceful and sophisticated space to unwind. Adjacent to the lounge is a further sitting room, ideal for hosting or family gatherings, where the period high ceilings enhance the room's sense of grandeur.

At the heart of the home is the extended kitchen and family room, a modern yet functional space perfect for everyday living. The contemporary kitchen is fully equipped with sleek worktops, and an abundance of storage. The open-plan design flows seamlessly into the family/dining area, which is bathed in natural light thanks to large doors that open directly into the private rear garden. This expansive area offers an inviting atmosphere for casual family meals or relaxed entertaining, blending indoor and outdoor living effortlessly. Completing the ground floor is the utility room, playroom, office and WC.

The first floor is home to four well proportioned bedrooms, with the principal room having a walk in wardrobe and dressing room with feature bay window. The remaining three rooms will not disappoint for size. Completing the accommodation is the family bathroom with a four piece suite including a separate walk in shower.



3250.00 sq ft | EER = D





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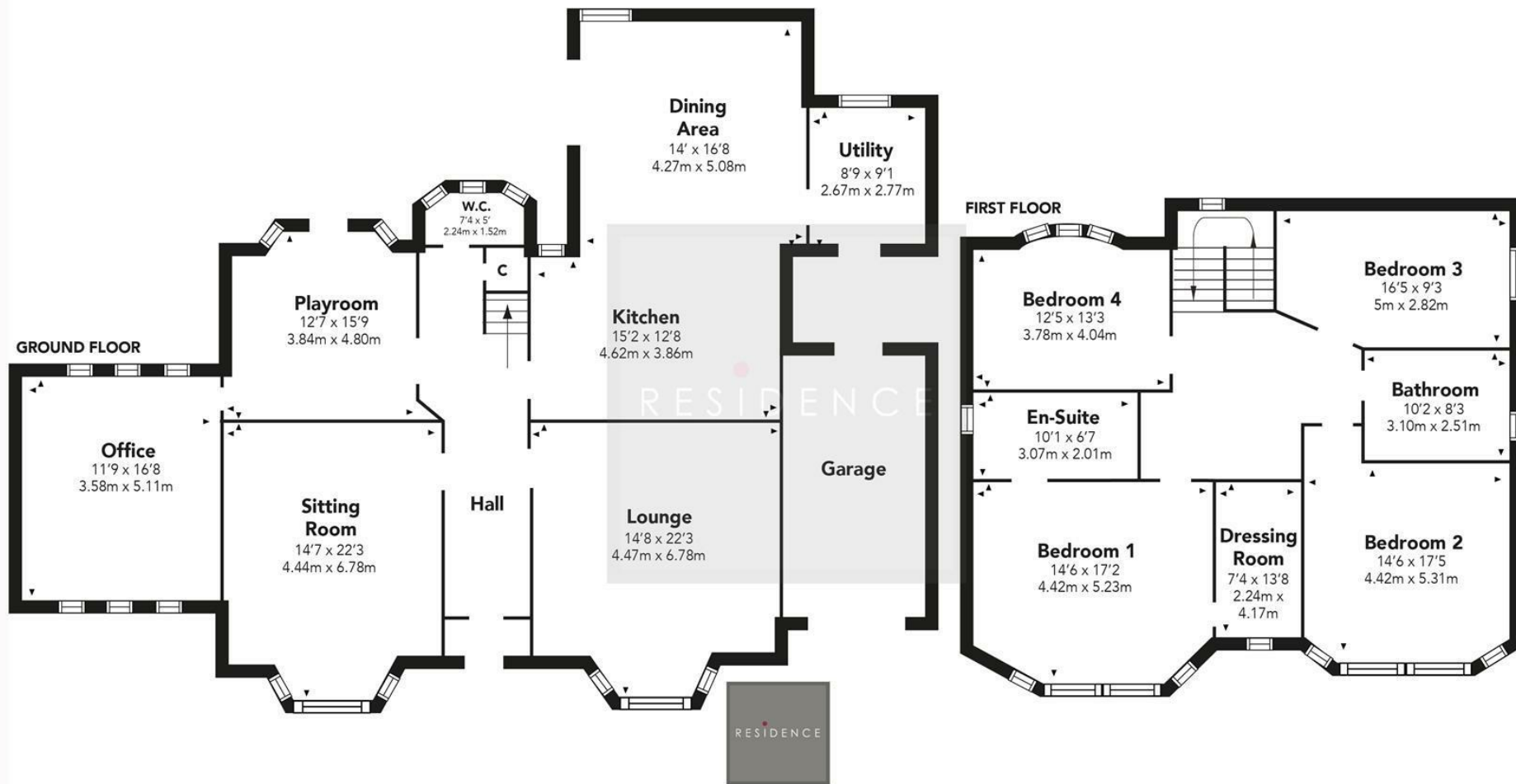




RESIDENCE



Hamilton Avenue



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.