



 **clyde**  
PROPERTY

107 FOTHERINGAY ROAD  
FLAT 1/1  
POLLOKSHIELDS G41 4LH



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Occupying a prime position in West Pollokshields, this expansive first-floor period town flat is sure to impress. A truly wonderful seven apartment home occupying a commanding corner position on the popular Fotheringay Road, it really must be seen to appreciate the size, scale and versatility of the accommodation. This superb property is accessed via a secure door entry system to an impressive communal hallway and staircase, and comprises: entrance vestibule, large welcoming reception hallway extending to some 33 feet, with two large storage cupboards, beautiful bright bay-windowed, double aspect formal lounge with feature fireplace, separate sitting room and a well presented modern dining-sized kitchen with a range of wall and floor mounted units and integrated appliances. The bow windowed master bedroom features extensive, high quality bespoke fitted wardrobes. There are three additional large double bedrooms all with ample space for free standing storage, one of which is currently used as a gym. A fifth bedroom is currently used as an office. The recently refurbished main family bathroom comprises a stunning four-piece suite including a free standing bath and large separate shower cubicle. There is also a separate shower room with wc and whb. Comprehensive external refurbishment work was completed in 2019 affording peace of mind to any prospective purchaser. This included roof re-slating, stonework, downpipes and soffits. Remedial works were also carried out to the communal stairwell. Features of this family home include gas central heating, sash and case windows and partial double glazing, a security door entry system and well maintained south facing rear gardens with refuse area and drying facilities. Short walk (0.1mi) to Maxwell Park Railway Station which runs trains to the city centre seven days a week, journey time approx seven minutes.

## AT A GLANCE

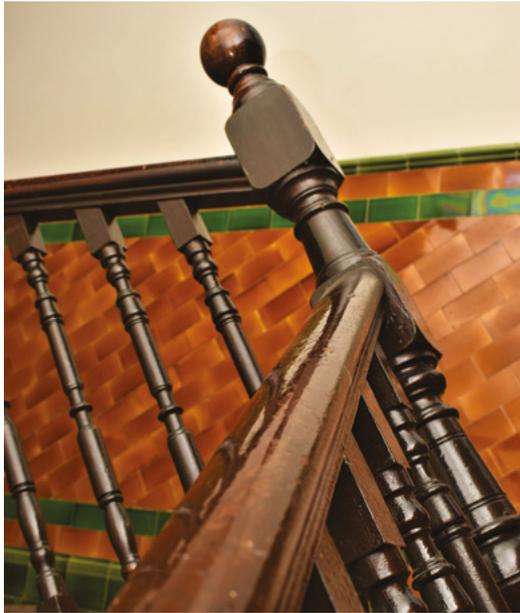
First floor corner position  
Seven versatile apartments  
Traditional red sandstone building  
Thriving local amenities  
Good transport links

## THE FINER DETAIL

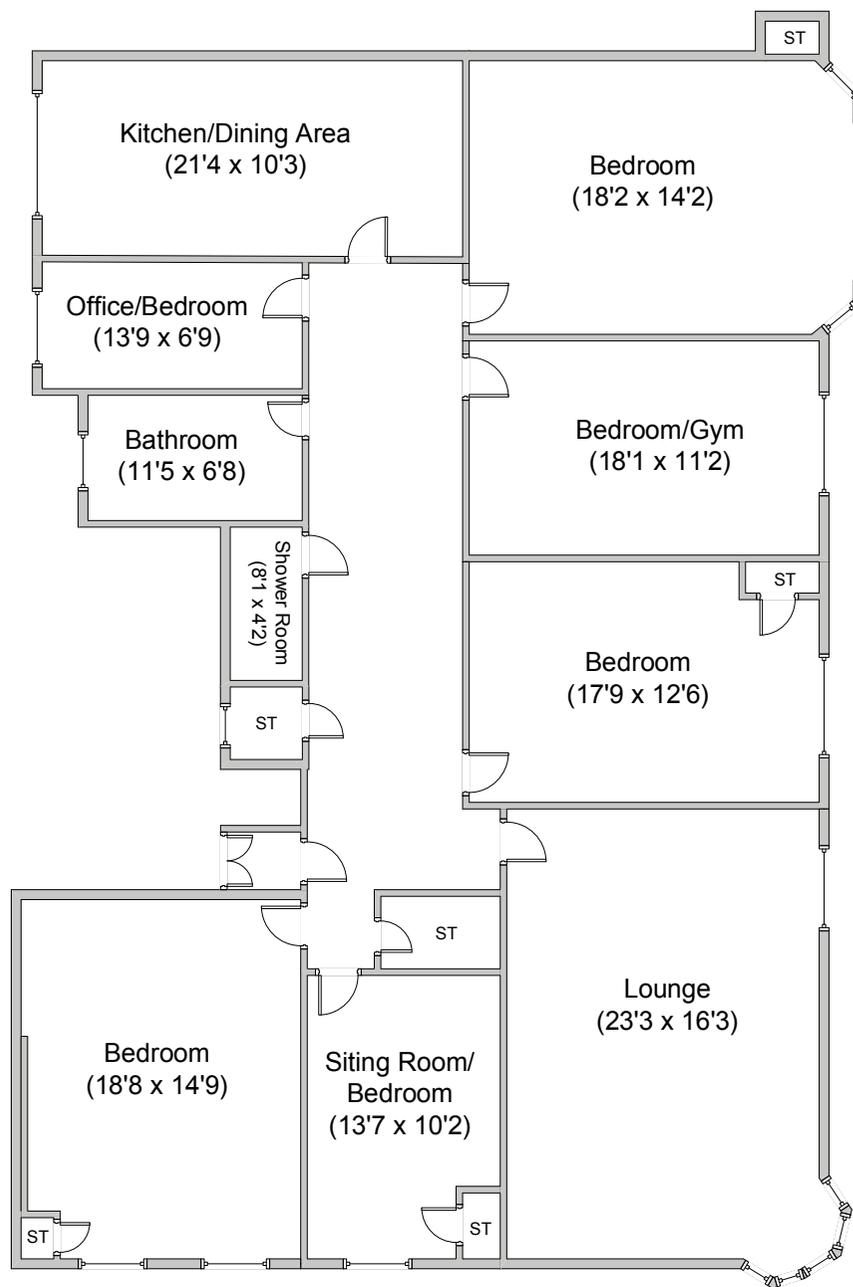
Secure Entry  
Sash and Case Windows  
Corner Position  
Period Flat  
Popular Locale  
EPC Band C











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EPC Band C

Approx gross internal area 2400 sqft | 223 sqm

Property reference JC9445

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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