



## HILLCREST

56 ST BRIDE'S ROAD,  
NEWLANDS

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5 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

**This distinctive villa is positioned in a corner site with secluded gardens and open views onto Newlands Park.**

Hillcrest is a striking detached home in the heart of Newlands surrounded by generous grounds. Originally dating from the early 1900's, the property has been impeccably maintained and is available for the first time in over 30 years. One of only six detached properties overlooking Newlands Park, this represents a potential once in a generation opportunity for astute buyers.

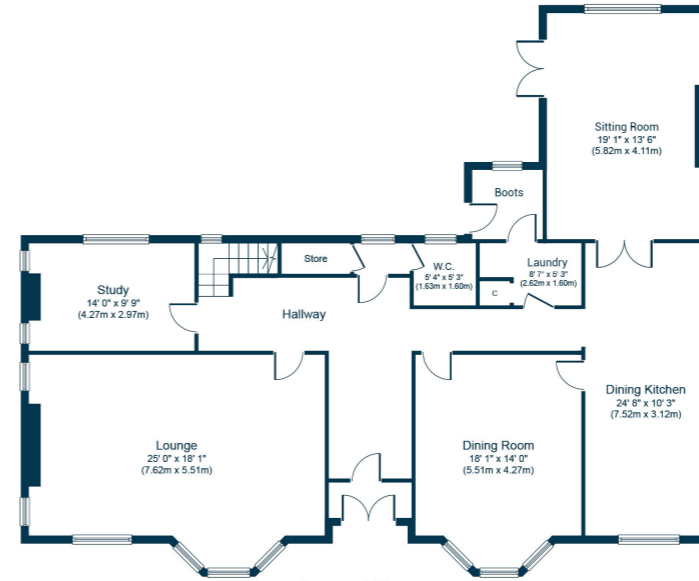
The accommodation in brief; vestibule via storm doors, reception hall with cloakroom and separate wc, bay windowed lounge with real fire, home office with gas fire, bay windowed dining room and a fitted dining sized kitchen. To the rear of the kitchen is a comfortable sitting room with gas fire and twin doors leading to the back garden. A convenient laundry room/boot room from the hallway also has a single door leading to the garden.

The original staircase with timber balustrade leads to first floor level revealing five versatile double bedrooms, the main house bathroom and a separate shower room/wc. Two of the bedrooms have fitted storage cupboards whilst further storage cupboards are found off first floor landing as well as a walk-in cupboard with bespoke cabinetry. A partially floored attic space is accessed via a ceiling hatch.

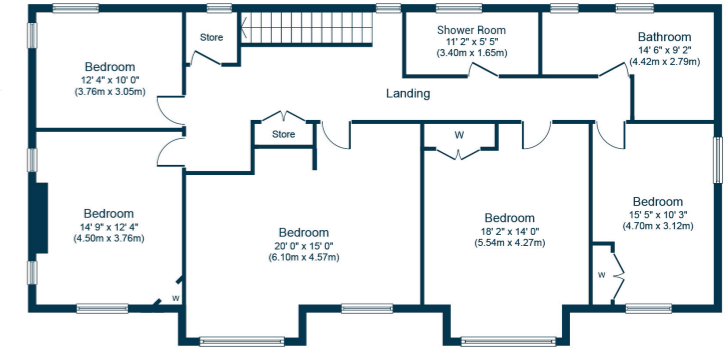
Beautiful period features are retained throughout the property including stained glass, wood panelling, ceiling coving and fire surrounds. The specification has gas fired central heating, partial double glazing and a security alarm system.

The property is set in mature corner grounds bound by perimeter walls with stone chipped driveway parking via twin gate piers. The gardens feature established lawns, beddings and trees alongside a double car garage at the head of the driveway with electric front door and another store in the rear garden. Both the garage and store have power, light and water supplies.





**Ground Floor**  
**Approximate Floor Area**  
**1,738 sq. ft.**  
**(161.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,464 sq. ft.**  
**(136.0 sq. m.)**



56 St Bride's Road overlooks Newlands Park where the popular Dandelion Café is found together with nature walks, a playpark and the Newlands Park Community Tennis Centre, opened in 2023. Amenities are available at the Sainsburys store in Muirend, the Morrisons store near Shawlands or at the Silverburn shopping centre near Pollok. Reputable state schooling is available locally whilst there are a number of pick-up points within Newlands for some of Glasgow's leading independent schools. The closest train station is Langside, approximately half a mile from the front door.

**SS4574** | Sat Nav: "Hillcrest" 56 St Brides Road, Newlands, G43 2SB

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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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