



42 CROMPTON AVENUE

OLD CATHCART

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4 | BEDROOMS

2.5 | BATHROOMS

1 | PUBLIC ROOM

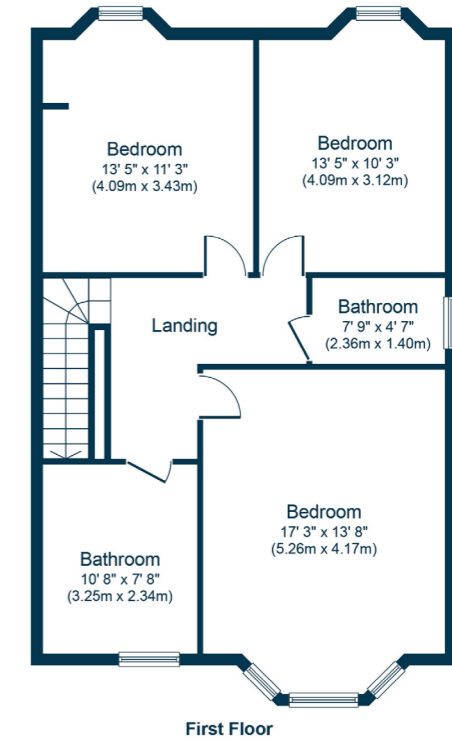
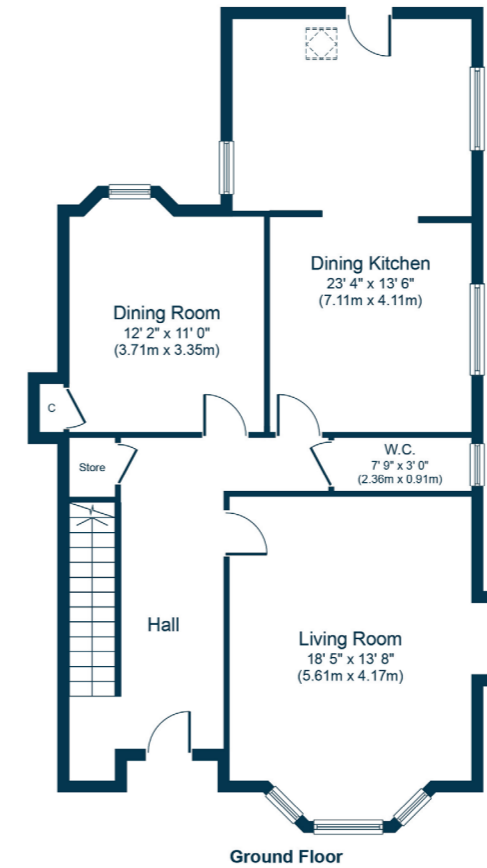
A wonderful red sandstone semi-detached villa set within an admired Cathcart address with driveway and landscaped gardens.

An impressive traditional red sandstone semi-detached villa set within a sought after pocket of Cathcart, which has been upgraded and well maintained by the current owners and offers family friendly accommodation over two main levels.

With generous room sizes and fresh modern décor throughout, this accommodation extends to; vestibule via storm doors, broad entrance hallway with storage cupboard and useful downstairs WC, stunning front facing lounge with bay window and wood burning stove, whilst to the rear is a dining room (could be utilised as fourth bedroom) and a reconfigured kitchen with a broad range of units, inbuilt appliances, island with breakfast bar, and steps to a dining area with access to garden.

The upper level has been altered to host 3 bedrooms (originally 4 bedrooms), a huge main family bathroom with stand alone bath, and a separate shower room also. There is also a large, floored attic which would be suitable for storage. The specification includes gas central heating with under floor heating in the main upstairs bathroom and kitchen, double glazing and fresh decorative finishes. A number of period features have been retained: most noticeably, cornice detail, deep skirtings, original panelled doors and wooden floors. Externally, a driveway provides off street parking with garage to the side. Garden grounds are mainly level and beautifully maintained, with hedging to the front providing some privacy. Rear gardens offer fantastic outdoor entertaining space via wrap around decking with steps to an area of lawn. All enclosed, providing a child/pet friendly environment.





The property is positioned within walking distance of shops and amenities upon Old Castle Road and Clarkston Road, where a number of coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Sainsburys store on Clarkston Road, Asda store at Toryglen and Morrisons stores at Newlands or Giffnock. The shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied including well maintained municipal parks (close proximity to Linn Park), health clubs/gyms and golf courses both public and private.

Schooling is available locally at primary and secondary levels. There is an excellent primary school (St. Fillans) approximately 200 yards walk. Frequent public transport services provide rapid commuter access to the City Centre. The local railway station at Cathcart is a ten minute walk away.

SS4646 | Sat Nav: 42 Crompton Avenue, Old Cathcart, G44 5TH

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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