



21 BRUCE ROAD

POLLOKSHIELDS

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4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

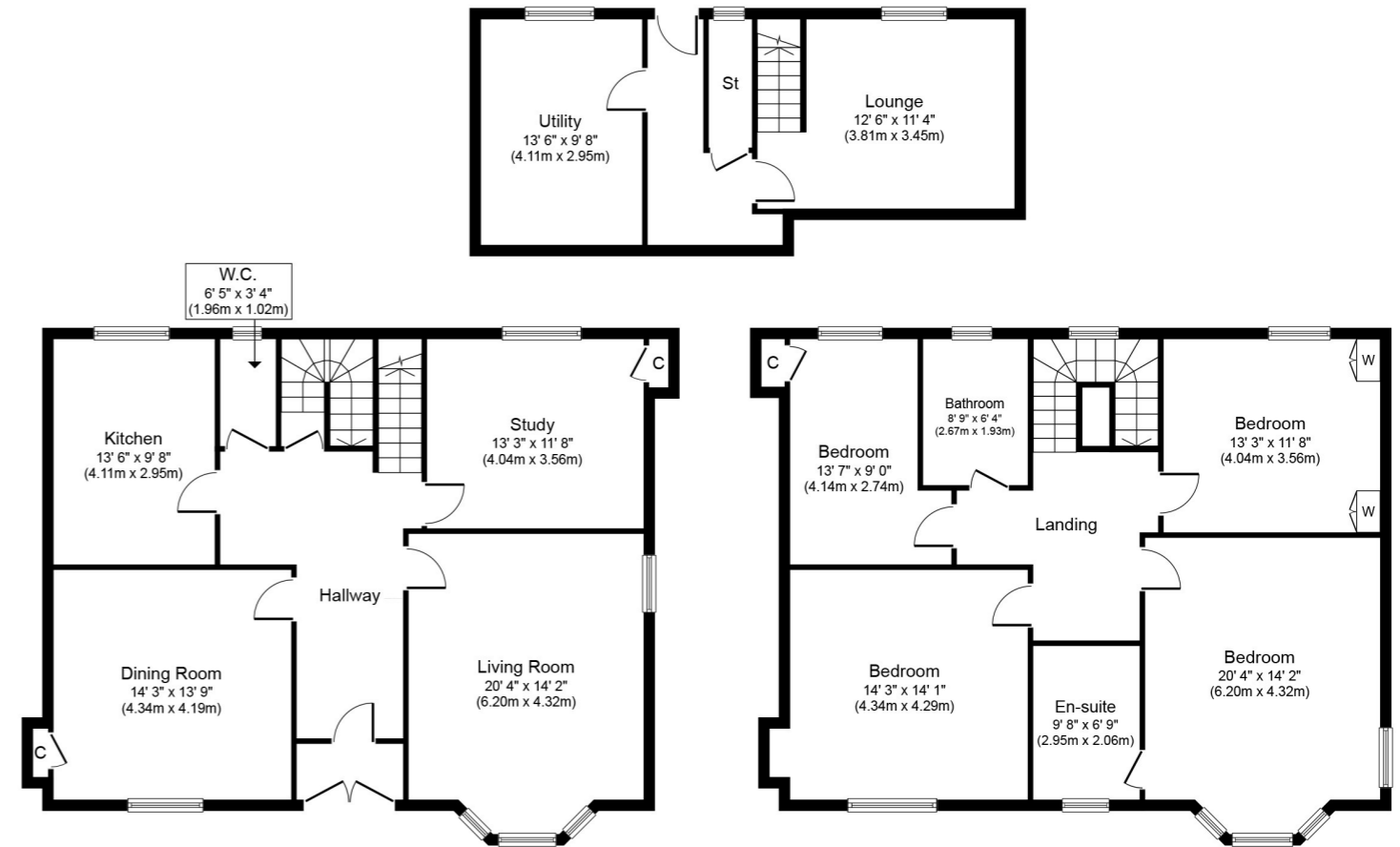
A well-presented sandstone detached villa set within expansive south facing gardens, with eight principal apartments formed over three original levels.

Set within beautifully landscaped and impeccably maintained garden grounds in this peaceful residential pocket, a traditional sandstone detached property, sure to impress. The property has substantial accommodation over three original levels with a flexible layout, attractive décor and a number of original features in situ.

On entering the property, the broad hallway has a large storage cupboard and WC, along with an original staircase sweeping to the upper level. On the ground floor are three generously proportioned public rooms (main lounge with bay window) and a bright dining sized kitchen. The upper level has been reconfigured slightly to now offer four double-sized bedrooms, a main family bathroom and large en-suite bathroom off the main bedroom. At lower ground level, there is an internal hallway with storage cupboard and door access to gardens, sitting room with views to the rear and a sizeable utility room.

The specification includes sash and casement windows, gas central heating and fresh attractive décor throughout. The property affords off-street driveway parking for multiple vehicles and there is a large garage to the side. The garden grounds are huge, south facing to the rear with large expanse of lawn, walled to rear and sides, and large patio immediately adjacent to the back door.





The property is positioned within walking distance of shops and amenities upon Nithsdale Road and Kildrostan Street where thriving coffee shops, restaurants and delicatessens can be found. The district of Strathbungo is also within a short walk with its cosmopolitan range of bars, restaurants and night life. More extensive amenities are available at the Marks and Spencer's store at Queens Park, the Sainsburys Local on Darnley Road, the Morrisons store at Crossmyloof & Giffnock. The shopping mall at Silverburn is a short drive to the West.

Recreational pursuits are varied namely at Clydesdale Cricket Club, Titwood Bowling and Tennis Club, Maxwell Park, Pollok Country Park where Pollok House and the world famous Burrell collection can be found, also Bellahouston Park & its Ski and Sports centre.

SS4653 | Sat Nav: 21 Bruce Road, Pollokshields, G41 5EE

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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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