



**41 HAMILTON AVENUE**

POLLOKSHIELDS

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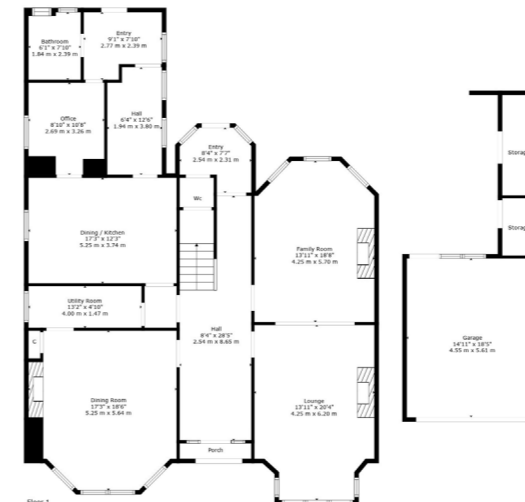
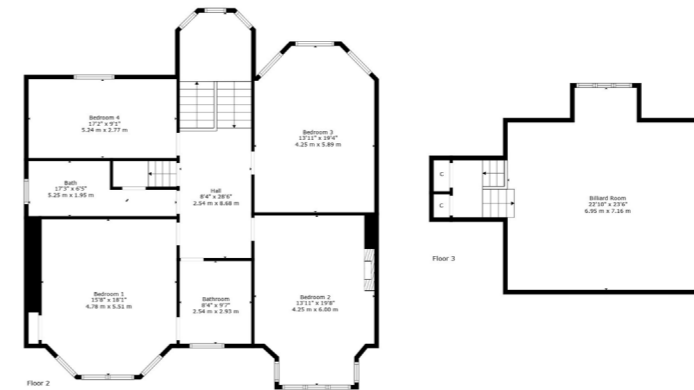
5 | BEDROOMS  
3 | BATHROOMS  
3 | PUBLIC ROOMS

A substantial double fronted detached villa set in the 'Avenues' of West Pollokshields, with southerly facing rear gardens and a wealth of accommodation with flexible layout.

- Large sandstone detached villa
- Eight versatile apartments over three levels
- Dining kitchen, utility and three bathrooms
- Private enclosed South facing rear garden
- Horseshoe driveway parking & large garage to side
- Competitively price to reflect the needs for some modernisation

Amenities

41 Hamilton Avenue is in the heart of the Avenues and the West Pollokshields conservation area, within one mile of amenities on Nithsdale Road/ Kildrostan Street where coffee houses, restaurants and boutiques trade well. Maxwell Park and Pollok Country Park are both a short distance away, Maxwell Park or Dumbreck train stations are nearby, Shields Road underground station is less than one mile away and the M77 connects the Southside of Glasgow to Scotland's motorway network. Reputable state and private schools are available locally whilst pick up bus points in Pollokshields are provided for some of Glasgow's leading independent schools.



Sat Nav:  
41 Hamilton Avenue, Pollokshields, G41 4JE

SS4655

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

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