



**164 OLD CASTLE ROAD**

OLD CATHCART

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**Set within the ever popular Old Cathcart district, a substantial sandstone detached villa offering seven principal apartments over two levels.**

This striking blonde sandstone detached villa is set within extensive, beautifully stocked gardens in a highly sought-after residential neighbourhood. The property offers flexible, family accommodation with seven principal apartments on two floors.

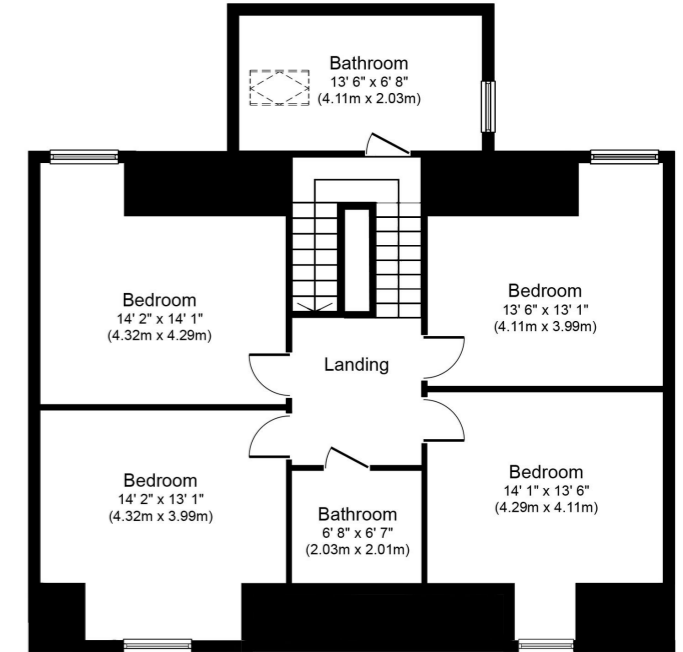
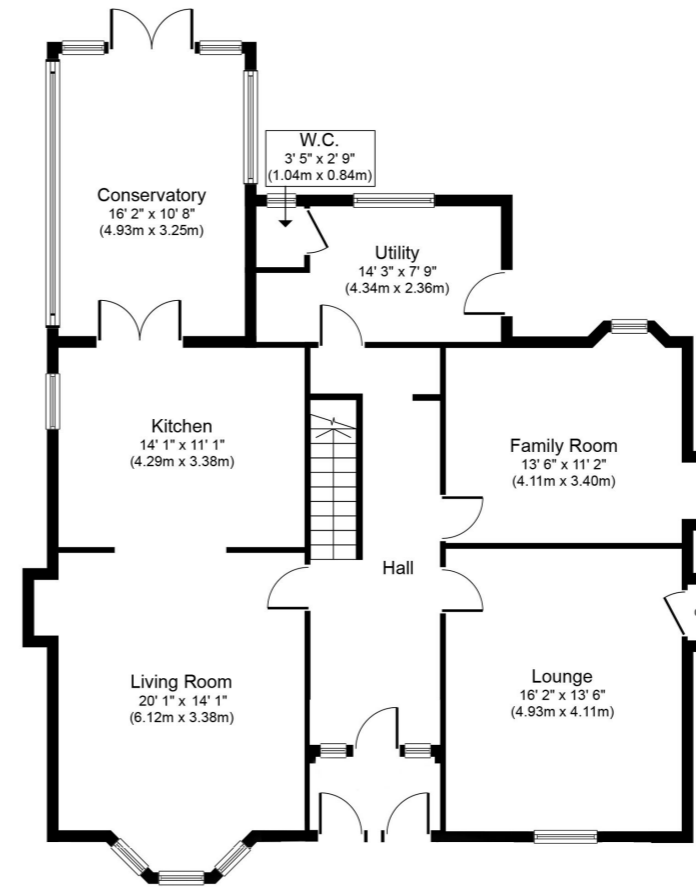
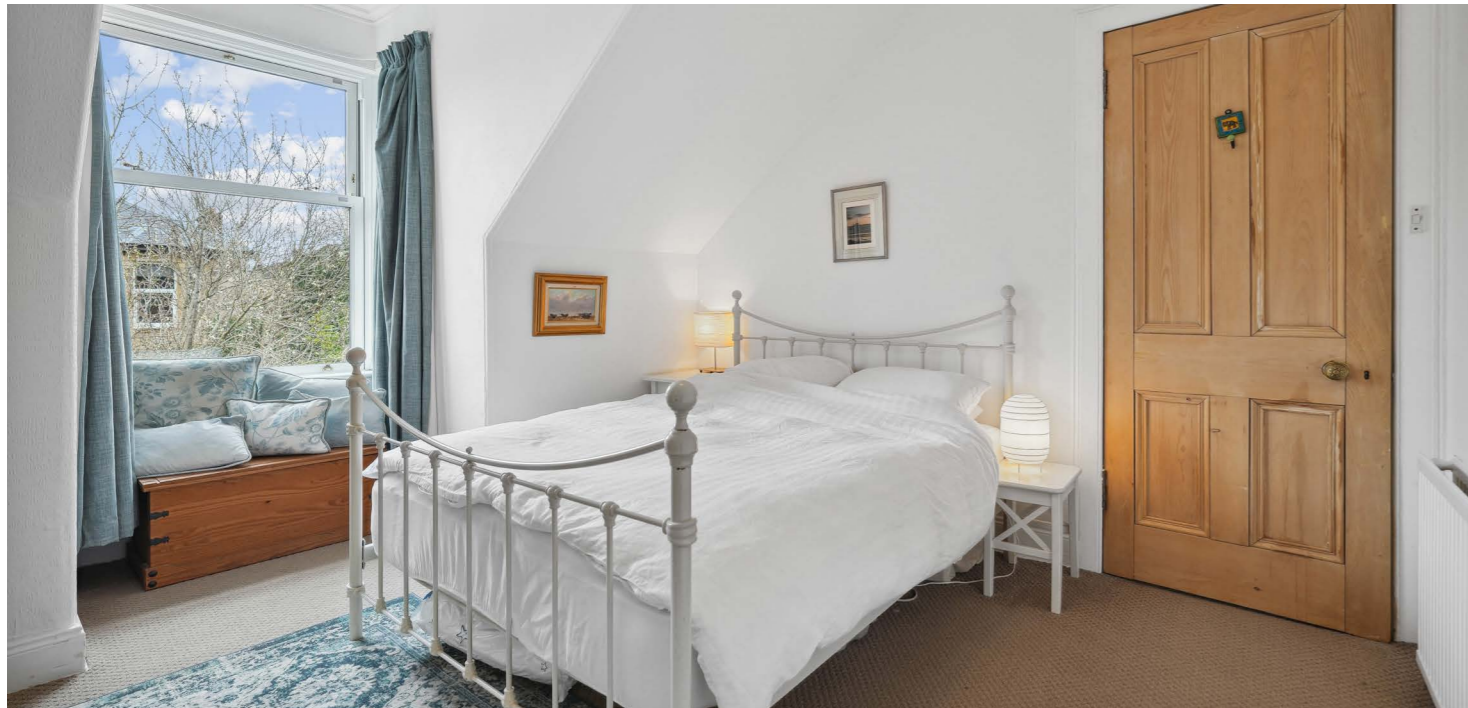
From the front door the entrance vestibule opens into a welcoming hallway with broad staircase leading to upper level and useful utility room to the rear with WC off, and access to gardens. There is a substantial bay window sitting room with log burning stove, which is now open plan to the dining kitchen which hosts a range of units, excellent worktop space and French doors to the gardens. Also on this lower level is a second lounge to the front, dining room/family room to the rear and a third public room/fifth bedroom currently used as an office.

On the half landing is a generous family bathroom with white sanitaryware and separate shower enclosure, whilst the upper levels have four well proportioned bedrooms and a further shower room.

The property is decorated in fresh moder tones throughout, and whilst being modernised over recent years, great care has been taken when retaining original features such as ornate cornicework and woodwork etc.

The property has gas central heating and double glazing. A driveway provides off-street parking and leads to a garage to the side. The enclosed South West rear gardens are generous with large expanse of lawn, mature trees and shrubs, and there is a well positioned patio area adjacent to the conservatory.





The property is within easy walking distance of the Snuff Mill Conservation Area and Linn Park, where nature trails and equestrian facilities can be found.

Exceptional schooling is available locally at Primary level at St Fillan's and King's Park Primaries. Secondary schooling is a short distance to the east and north. There are also a number of pick-up points for Glasgow's leading independent schools.

Frequent public transport provides rapid commuter access to the City Centre. It is a 10 minute walk to the local railway station (Cathcart).

**SS4658** | Sat Nav: 164 Old Castle Road, Old Cathcart, G44 5TW

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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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Corum Shawlands  
247 Kilmarnock Road, Shawlands, G41 3JF

**Tel:** 0141 636 7588

**Email:** [shawlands@corumproperty.co.uk](mailto:shawlands@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)