



**18 DALKEITH AVENUE**  
DUMBRECK

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5 | BEDROOMS

1 | BATHROOM

1 | WC

3 | PUBLIC ROOMS

**An attractive blonde sandstone detached villa set within generous gardens and offering a flexible 8 apartment layout over two main levels.**

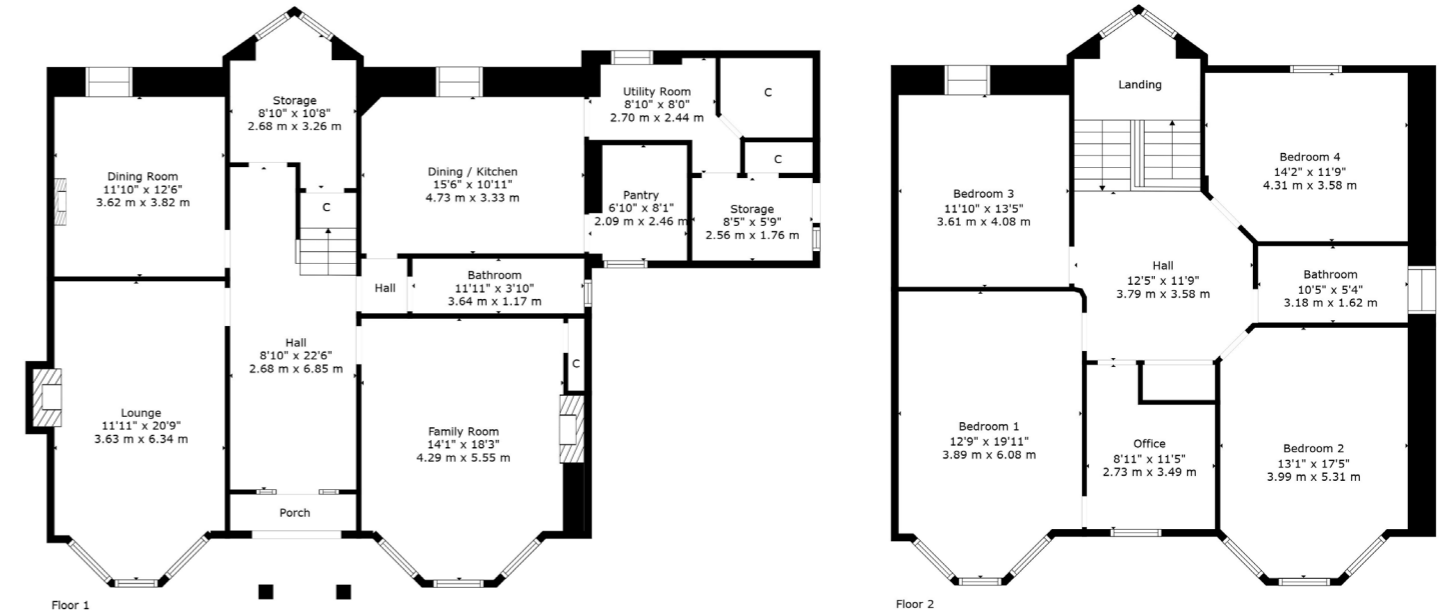
Set on Dalkeith Avenue and looking down Torridon Avenue to the front, this impressive sandstone detached villa has been well maintained by the current owners and offers a flexible eight apartment layout offered over two main levels.

Internally, the property extends to; broad entrance hallway with large walk-in storage cupboard and downstairs WC, formal lounge to the front with bay window and feature fireplace, whilst a sitting room and formal dining room are also in situ. There is a sizeable kitchen which offers a great range of units, and leads to a utility room, large pantry and further storage. An original staircase leads through half-landing with full height stained glass feature, with first floor comprising four well proportioned double bedrooms, a home office/bedroom 5 and a main family bathroom.

The property offers a modern specification with gas central heating and double glazing, yet retains a number of original features, namely; ornate cornice, plasterwork and woodwork.

Externally, the property sits within sizable private gardens, which to the front have gates leading to a broad monoblock driveway providing off street parking for a number of cars. The rear gardens have a large expanse of lawn, surrounded by flower beds and mature trees.





Shops and amenities are provided upon Nithsdale Road and Kildrostan Street whilst more extensive amenities are available at the Marks and Spencer's store at Queen's Park, the Sainsburys Local on Darnley Road, the Asda store at Govan, the Morrisons store at Crossmyloof, Giffnock or Newlands and 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.

Schooling is available locally at primary and secondary levels namely at Hutchesons' Grammar and the acclaimed local Glasgow Gaelic School. There are also a number of pick up points for Glasgow's other leading independent schools.

Frequent public transport services provide rapid commuter access to the city centre. The local railway station is approximately 300 yards walk – Dumbreck.

**SS4678** | Sat Nav: 18 Dalkeith Avenue, Dumbreck, G41 5BJ

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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)