



353A ALBERT DRIVE

POLLOKSHIELDS

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3 | BEDROOMS

1 | BATHROOM

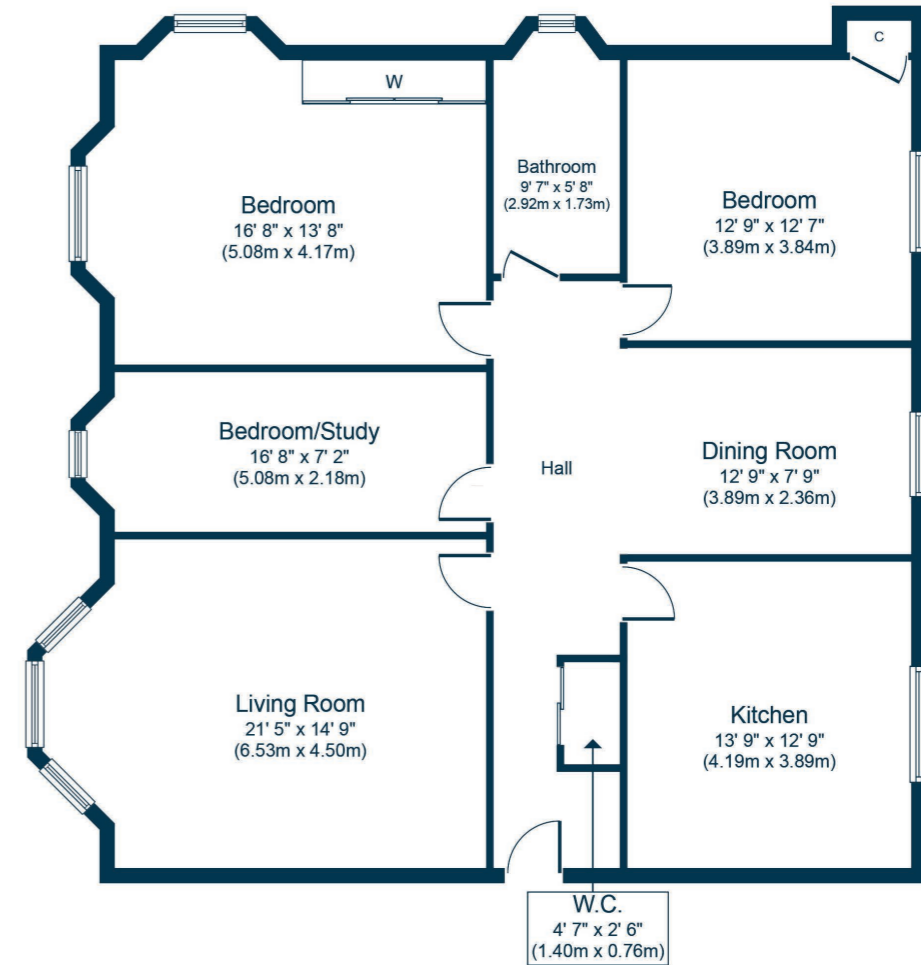
1 | PUBLIC ROOM

This terrific main door conversion is found in a leafy address with private driveway parking, a detached garage and a South facing rear garden.

The accommodation includes; external staircase to first floor level, main door access into cloakroom/WC area, reception hallway, beautiful bay windowed lounge and three versatile bedrooms. The main bedroom has fitted storage and a double aspect window formation whilst the other front facing bedroom has a ceiling hatch with ladder attached leading to a floored attic void above. A stunning three-piece bathroom has a mains powered shower over the tub whilst the contemporary fitted kitchen includes a gas hob, fridge freezer, washing machine, dishwasher and a double oven with microwave function. Our clients cleverly use the hallway as a space for their dining table and chairs.

Several period features are still intact notably moulded woodwork, ceiling plasterwork and deep skirting boards. The specification includes gas central heating (boiler installed 2021), partial double glazing and fitted internal storage. Externally, the property has a private driveway via twin gate piers leading to a detached garage with power/light and an electric front door. A private back garden belongs to the property for sale, bound by perimeter walls and fencing and providing a sun trap given its Southerly facing position.





353a Albert Drive is in the heart of the 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 within one mile of the property likewise Maxwell Park or Dumbreck train stations. Shields Road underground station is less than two miles away and the nearby M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4661 | Sat Nav: 353A Albert Drive, Pollokshields, G41 5PH

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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

www.corumproperty.co.uk