



25 DARGARVEL AVENUE
DUMBRECK

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4 | BEDROOMS

1 | BATHROOM

1 | WC

3 | PUBLIC ROOMS

An attractive red sandstone semi-detached villa, set at the end of a cul-de-sac, and offering a generous seven apartment layout with a modern specification and attractive period features

Set within beautifully maintained established grounds at the head of Dargarvel Avenue (a no through road) a period red sandstone semi-detached villa originally dating from c.1892 by David V. Wyllie. Internally the property displays a wealth of period detailing most notably ceiling cornice work, superb original woodwork and doors, fireplaces and stained/leaded glass whilst benefiting from a modern fitted kitchen and bathroom leading to ease of living on a day-to-day basis. This is only the fourth time this home has been on the open market since Cuthbertson commissioned it some 142 years ago. Truly an opportunity not to be missed!

The accommodation extends to entrance vestibule, welcoming hallway, spacious formal sitting room with bow window to front, delightful period dining room, comfortable family TV room / snug leading through to a modern fitted kitchen at the rear with direct access to courtyard style gardens / driveway. The original staircase leads to a bedroom at half landing, and at first floor level three further flexible bedrooms and a family bathroom. The property affords attic space (approx. floored area 4 x 3.3m) which may provide scope for further development, subject to consent.

The specification includes gas central heating. Externally the property affords driveway parking for 2 or 3 vehicles leading to a single car garage (built 1977) at the rear, and a useful outside store. The garden grounds are bounded by original stone perimeter wall. The gardens are predominately level and laid to lawn. The perimeter beds are well stocked with Rhododendron bushes, shrubs and mature trees providing attractive views from the property and a high degree of seclusion and privacy, creating a highly effective screen from Dumbreck Road.





The property is positioned within walking distance of shops and amenities upon Nithsdale Road and Kildrostan Street where a number of local shops, restaurants and delicatessens can be found. More extensive amenities are available at the Sainsbury's Local on Darnley Road, the Morrisons store at Crossmyloof or the large Asda store at Govan. The shopping mall at Silverburn Pollok and The Avenues shopping mall and Waitrose in Newton Mearns are both a short distance to the South and West via the M77. Glasgow Airport is easily accessible via the M8. Schooling can be found locally at primary and secondary levels namely at Hutchesons Grammar School or the locally renowned Gaelic school. There are a number of other pick-up points in G41 for Glasgow's other leading independent schools. Frequent public transport provides rapid commuter access to the city centre. Local railway station is approximately 250 yards walk.

SS4657 | Sat Nav: 25 Dargavel Avenue, Dumbreck, G41 5LU

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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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