



**270A NITHSDALE ROAD**

DUMBRECK

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**c o r u m**



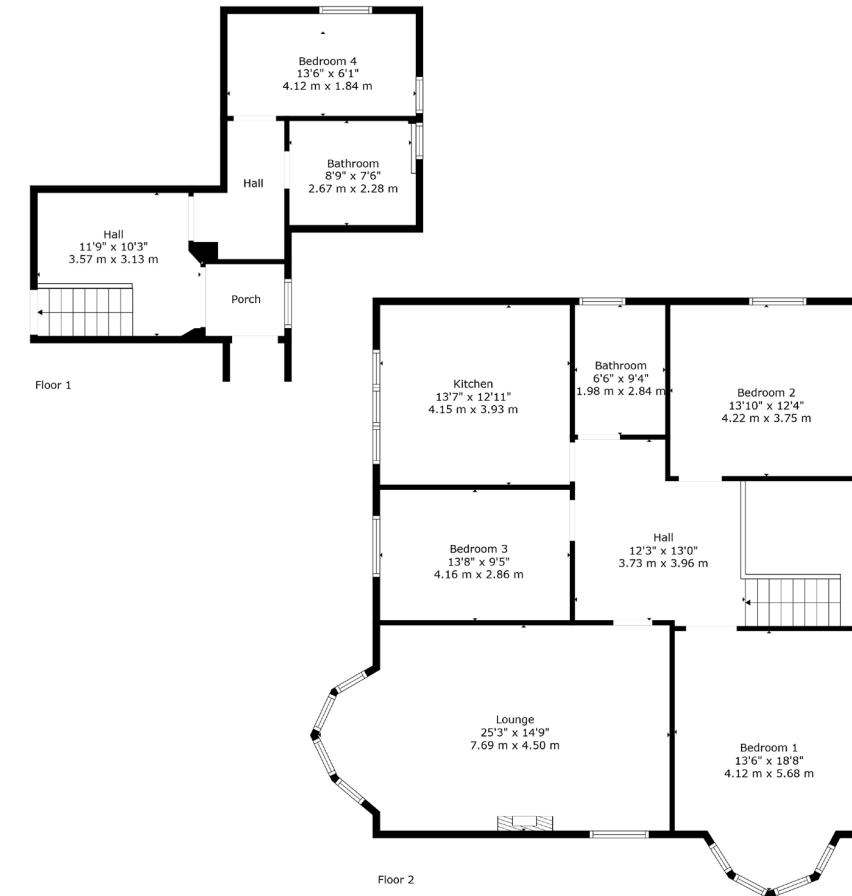
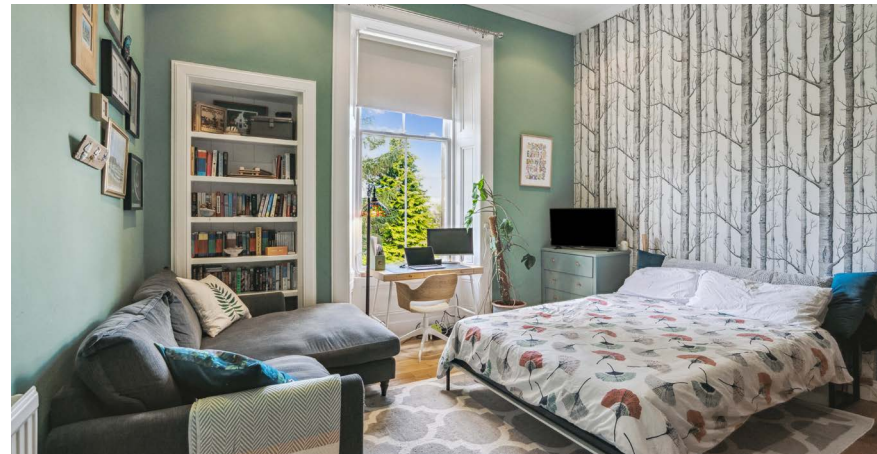
**4 | BEDROOMS**  
**2 | BATHROOMS**  
**1 | PUBLIC ROOM**

Occupying the entire first floor footprint of what was once a detached villa, this tremendous conversion is beautifully presented to market. The sheer scale of accommodation is very impressive ultimately delivering five principal apartments alongside a dining kitchen, a refurbished bathroom and a separate bathroom/laundry room.

- Spacious upper villa conversion
- Five principal apartments in total
- Outstanding lounge with working fire
- Fitted dining sized kitchen
- Driveway parking & EV charge point
- Established & private garden grounds

**Amenities**

270a Nithsdale Road is in the Dumbreck conservation area, one mile from popular amenities on Nithsdale Road/Kildrostan Street delivering coffee houses, restaurants and independent retailers. Bellahouston Park, Maxwell Park and Pollok Park offer excellent recreational space whilst Dumbreck train station is approximately 500 yards from the front door. Junction 1 of the M77 and junctions 23 or 24 of the M8 motorway are also within one mile.



**Sat Nav:**  
 270 Nithsdale Road, Dumbreck, G41 5LR

**SS4695**

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

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