



**SOUTHCROFT**

55A HAMILTON AVENUE, POLLOKSHIELDS

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#### 4 | BEDROOMS

#### 3 | BATHROOMS

#### 2 | PUBLIC ROOMS

**This magnificent main door conversion represents a real triumph in interior design with some breathtaking views over Glasgow towards the lower Highlands.**

The accommodation includes; external staircase to front door, main door access into what was once half landing and a broad reception hallway with original cabinetry retained. To the front of the building is a bay windowed lounge flowing seamlessly through to a bespoke bar with balcony and a wonderful dining sized kitchen fitted in another bay windowed room. The balcony is accessed via glazed door and provides the perfect spot to appreciate the elevated views across Glasgow.

The fitted kitchen includes a feature island with lip for stool seating, a larder fridge and larder freezer, range cooker with gas hobs and an integrated dishwasher, sink and microwave. The bar area has its own fitted cabinetry, an under counter fridge/freezer and a separate wine fridge. The worktops in the kitchen and the bar are Calacatta Viola marble slabs.

There are two generous double bedrooms at first floor level, the principal of which has a wall of fitted storage and a trendy dressing area via pocket door through to a luxury en-suite shower room. A sleek four piece bathroom suite is accessed from the hallway as well as a dedicated laundry room housing white goods, storage and a separate sink.

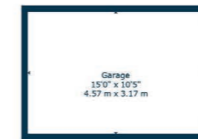
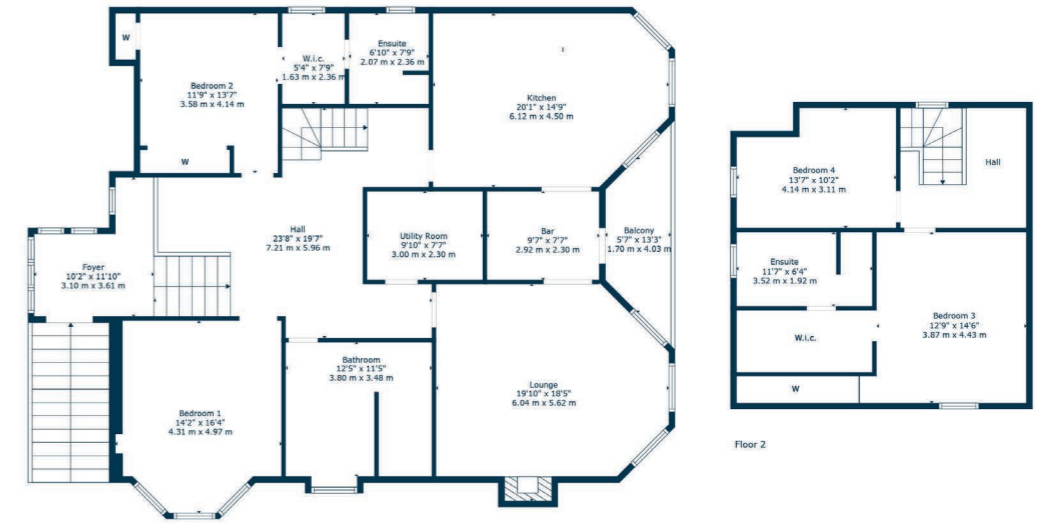
A fixed stair then leads to a large second floor landing area from which two further double bedrooms are found. One of these bedrooms has its own dressing room and another cool en-suite shower room. Second floor level is flooded with natural light via four Velux rooflights and further storage is provided in the eaves space.

Several period features are still intact notably moulded woodwork, ceiling plasterwork, deep skirting boards and elaborate stained glass. The specification includes gas central heating, double glazing and underfloor heating in the tiled portion of the entrance hall. Externally, the property has a off street driveway via twin gate piers leading to a private garage with power/light, an electric door and an EV charge point. A private rear garden belonging to the property for sale has been expertly designed with ease of maintenance in mind, facing South East and providing a real sun trap.









Floor 1



Southcroft is found 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 Dumbreck or Maxwell Park 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.

**SS4717** | Sat Nav: "Southcroft", 55a Hamilton Avenue, Pollokshields, G41 4HB

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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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