



ARD-EN-TIGH

9 ST. BRIDES ROAD NEWLANDS

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6 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

This remarkable blonde stone semi has been painstakingly cared for and is found in a particularly quiet Newlands address.

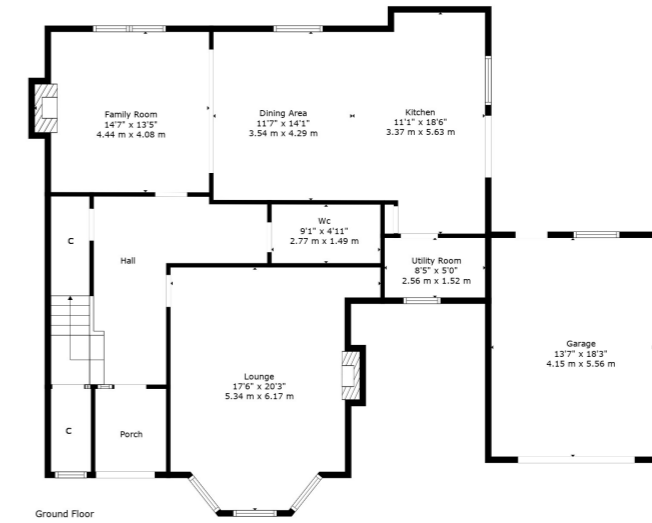
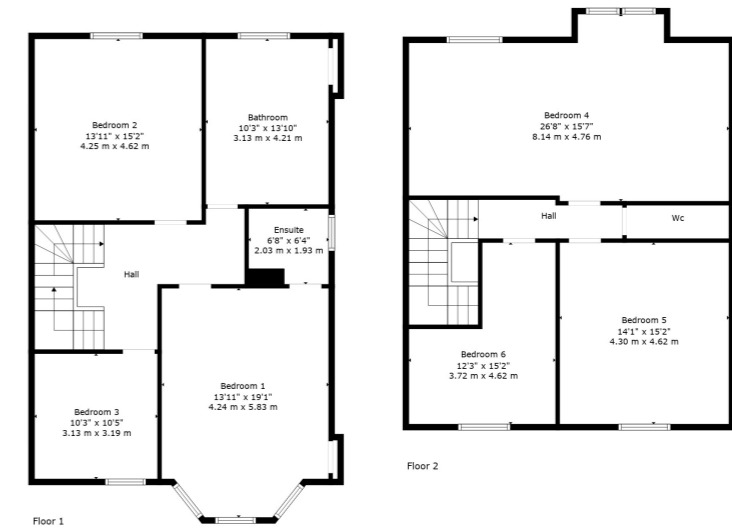
The accommodation in brief; vestibule via storm doors, reception hall with storage and wc adjacent and a bay windowed lounge featuring gas fire. The rear portion of ground floor level has been expertly remodelled to create a full width, open plan living/dining kitchen. The living space has a focal point wood burner whilst the kitchen includes an island with lip for stool seating, an induction hob, twin sink, dishwasher, oven, grill/microwave, warming drawer and an instant boiling water tap. A designated utility area houses a separate sink, washing machine and a valuable pantry cupboard. The ground floor footprint is truly impressive and highly conducive to modern day living with glazed doors opening directly to the garden.

A beautiful sweeping staircase with timber balustrade leads to first floor level revealing three double sized bedrooms and a stunning four-piece bathroom suite with underfloor heating. The principal bay windowed bedroom also has its own luxury en-suite shower room. The original staircase continues to second floor level where a further three rooms are found, all served by a convenient wc. Ceiling skylights and a rear facing dormer window help to flood the staircase and second floor level with natural light.

Numerous traditional features are found throughout the property including stained glass, moulded woodwork and ceiling coving. The central heating system has been replaced in recent years including the boiler, pipework, radiators and a new hot water tank whilst the majority of the wiring has been upgraded. The property has a combination of double-glazed windows and timber cased windows with fitted secondary glazing. A security alarm system and three CCTV cameras help give peace of mind for any security conscious potential buyers.

The property is set in enclosed and beautifully landscaped gardens bound by perimeter walls with stone chipped driveway parking to the front via twin gate piers. A garage with power and light provision houses the boiler and the hot water tank and provides good storage space. The rear garden is of particular note, fully enclosed and child/pet safe with an Indian Sandstone patio wrapping around the building, a children's play area, an outside tap and a large lawned area.





9 St Bride's Road is 500 yards from Newlands Park where the popular Dandelion Café is found together with a playpark and the Newlands Park Community tennis courts, opened in 2023. Amenities are available at the Morrisons store bordering Shawlands, the Sainsbury's store in Muirend or at the Silverburn shopping centre in Pollok. Reputable state schooling is available locally whilst there are a number of pick-up points within Newlands for some of Glasgow's leading independent schools. The closest train station is Pollokshaws East on the Cathcart Circle line, another 500 yards from the front door.

SS4721 | Sat Nav: 9 St. Brides Road, Newlands, G43 2DU

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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