



**23 QUEEN MARY AVENUE**

QUEEN'S PARK

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

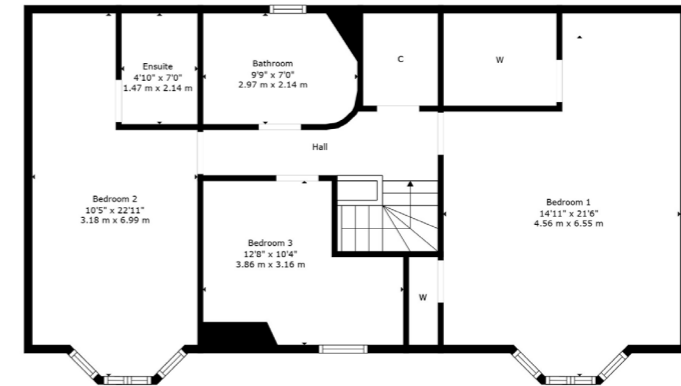
**An incredible sandstone detached villa, set within generous mature gardens, offering a wealth of accommodation, original features and contemporary layout.**

Set within tremendous garden grounds, which are level to the rear and enclosed, this sandstone detached villa offers deceptively spacious accommodation over two main levels. The property has been creatively reconfigured, upgraded and modernised by the current owners and now offers a family friendly layout with a modern specification.

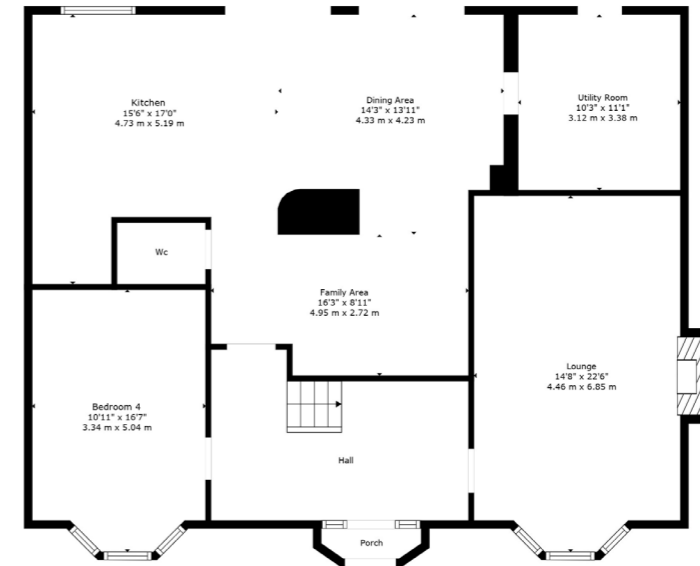
Internally, the property comprises; entrance hallway with staircase sweeping to upper level, a generous main lounge with bay window formation and feature fireplace and there is a sitting room / bedroom also on ground floor. The rear of the property has been made predominantly open plan with two sets of bi-fold doors offering access and views over the gardens. This space includes a well appointed kitchen, dining space and a semi concealed play room / tv room. There is also a useful W.C and a large utility room with door to garden and cat flap. The upper level hosts a landing with skylight, three further bedrooms (the main bedroom with walk-in wardrobe), a nicely presented main family bathroom and an en-suite off bedroom two. There is a modern system of gas central heating, double glazing and fresh décor throughout. The property also displays an array of original features such as exposed stonework, ceiling plasterwork and moulded woodwork.

The property sits within generous established grounds which to the front afford off-street parking for at least two or three vehicles and passage to the right hand side of the building to the rear. The rear gardens can only be described as outstanding; generally laid to lawn with a number of bushes and fruit trees aiding seclusion and privacy, there is space for garden/patio furniture, raised planted beds and greenhouse with tomatoes and cucumbers. There are apple trees, blackberries, raspberries, gooseberries, strawberries, blackcurrant, blueberries and rhubarb.

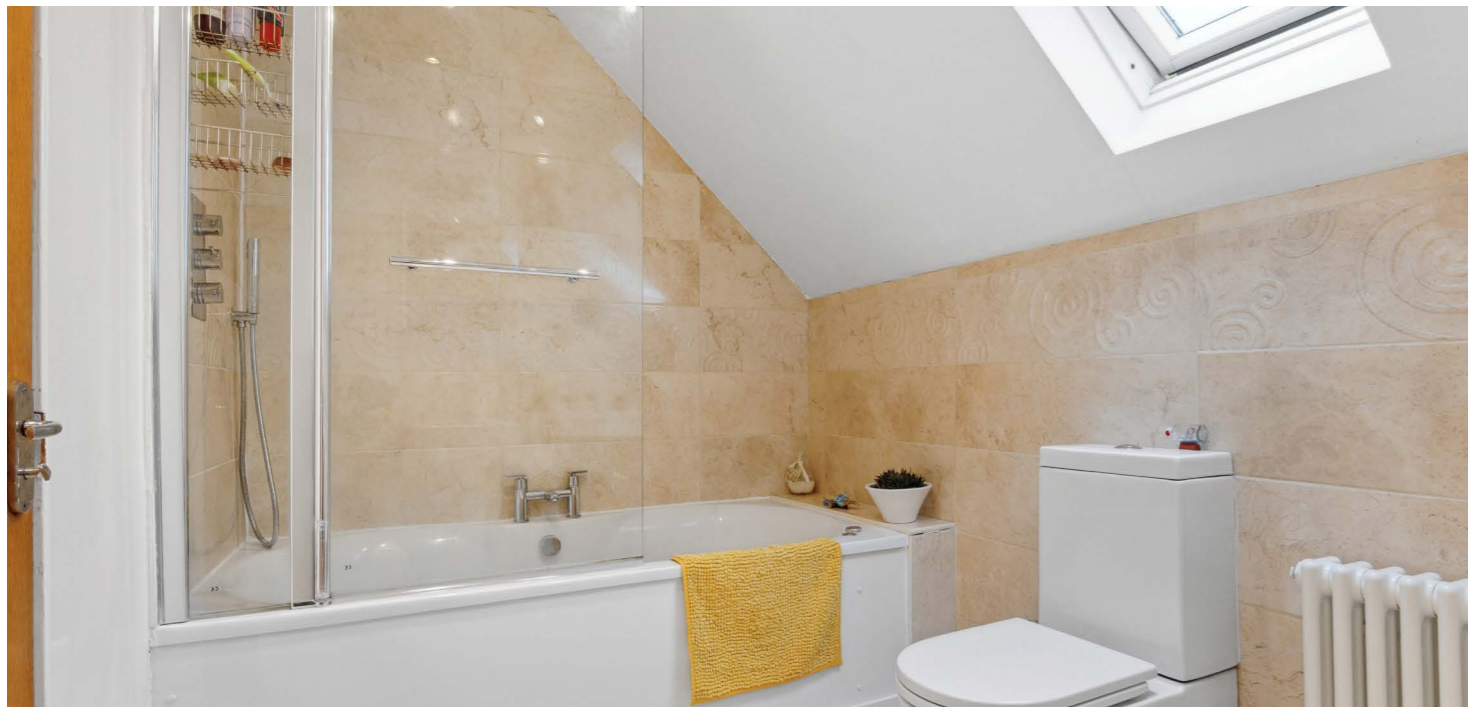




Floor 1



Ground Floor



The property is positioned within walking distance of shops and amenities upon Victoria Road and further afield in Strathbungo where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks & Spencer store in Queens Park, the Morrisons store at Crossmyloof or Newlands, or the Silverburn shopping mall, a short drive to the South West.

Recreational pursuits within the area are varied namely at Queens Park where nature walks/trails, all-weather football pitches and tennis courts can be found. Local schooling is available at both primary and secondary level. Frequent public transport services provide rapid commuter access to the City Centre.

**SS4730** | Sat Nav: 23 Queen Mary Avenue, Queens Park, G42 8DS

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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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