



28 NEWLANDS ROAD
NEWLANDS

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4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

This deceptively large home is found in South facing grounds and delivers exceptional accommodation over three levels.

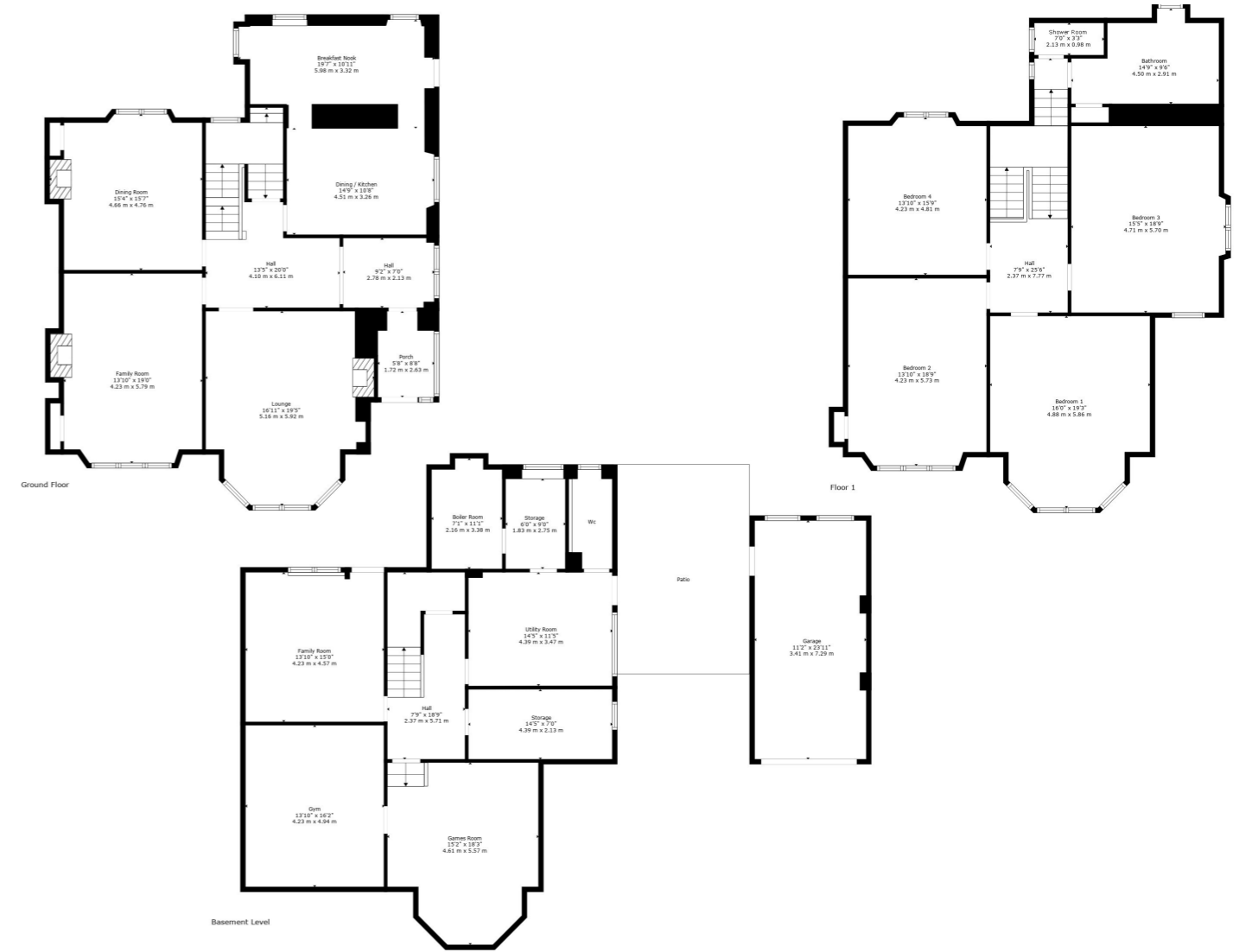
The ground floor accommodation includes; vestibule, broad reception hallway, bay windowed lounge and separate living room to the front and a designated dining room to the rear. A bespoke fitted dining kitchen has a large centre island with lip for stool seating and integrated items; Aga range cooker, dishwasher and two sinks. A side door from the kitchen leads directly onto a convenient West facing balcony fixed to the gable end of the property.

The original staircase leads to a split first floor landing revealing four generous double bedrooms, a large three piece bathroom suite and a separate shower/wet room. A ceiling hatch in one of the rear bedrooms gives access into a large attic void. A further internal staircase leads to garden level revealing a similar floorplan to the ground floor rooms above. Essentially, the garden level has a games room, a gym, a storage room and a family room with door to rear garden. Thereafter, a large utility room has a WC adjacent as well as a further store, a boiler room and another door leading to the side garden.

Sympathetic refurbishments have been carried out to the property over a number of years including a new slate roof covering in 2019. The specification also includes gas central heating, double glazing and a security alarm system.

Externally the property sits within established grounds gently sloping from the front to the rear boundary wall. Driveway parking to the side of the building allows space for several vehicles and access to a detached garage with power, light and an electric front door. The rear garden faces predominantly South and is generally laid as lawn with perimeter boundary walls.





28 Newlands 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 stations are at Langside or Pollokshaws East, both on the Cathcart Circle line.

SS4778 | Sat Nav: 28 Newlands Road, Newlands, G43 2JD
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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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