



3 KILMAILING ROAD

CATHCART

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c o r u m



5 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

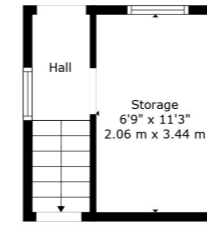
This charming detached home delivers eight versatile apartments, numerous attractive traits and a level enclosed rear garden.

The accommodation in brief; vestibule via large storm door, reception hallway, bay windowed sitting room with open fire, bay windowed dining room (presently a music room) and a lovely TV room with gas stove. A wonderful dining kitchen offers plenty of room for table and chairs, a focal point Aga range cooker, a convenient pantry cupboard and twin glazed doors leading out to the back garden. The rear hallway steps down to a separate utility room housing the boiler (Worcester-Bosch Greenstar combi boiler), a washing machine and a ceiling pulley.

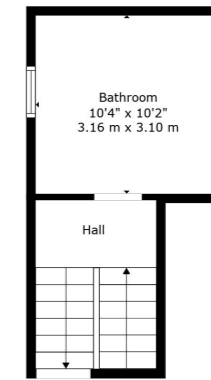
The original staircase with feature balustrade is flooded with natural light from a skylight above and moves through half landing to first floor level revealing five bedrooms, four of which are double sized. A ceiling hatch at first floor gives access via a fixed ladder into the attic void. Our clients refurbished the bathroom at half landing in 2018 to include underfloor heating, panelled walls and a modern four piece suite with mains powered shower enclosure.

The property has a gas fired central heating system, predominant double glazing and linked smoke/heat detectors. Externally there are established garden grounds surrounding the house, of particular note to the rear where they are bound by perimeter fencing and gates on both sides.

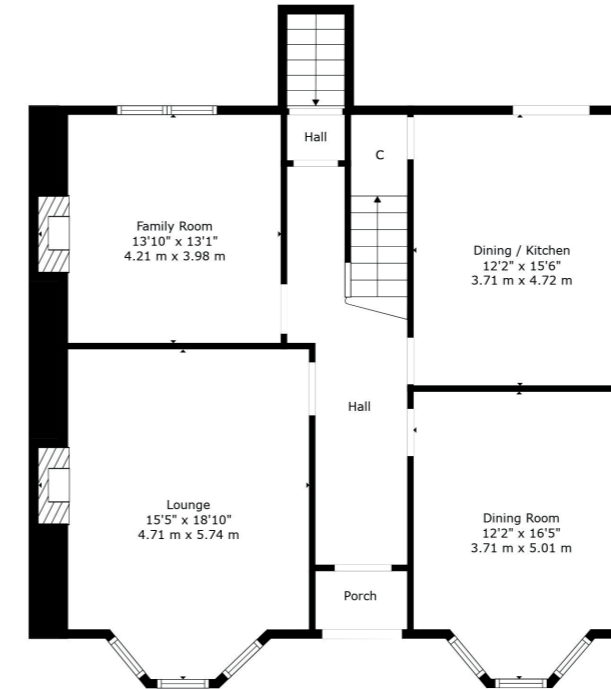




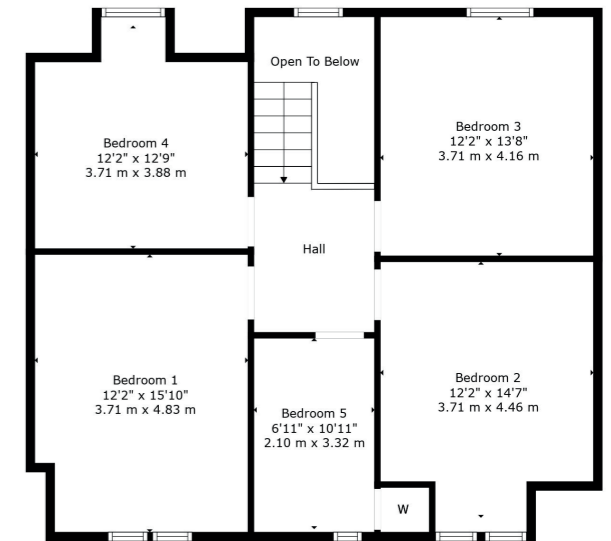
Lower Floor



Landing Floor



Ground Floor



Floor 1



3 Kilmailing Road is within walking distance of shops and amenities on Old Castle Road and Clarkston Road, where coffee houses, restaurants, newsagents and convenience stores are found. More extensive amenities are available at the Sainsburys store on Clarkston Road or the 24 hour Asda store near Mount Florida. Reputable state schooling is available locally at primary/secondary level whilst the local railway station at Cathcart is approximately 500 yards away served by the Neilston and Cathcart Circle lines.

SS4792 | Sat Nav: 3 Kilmailing Road, Cathcart, G44 5UH

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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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