



583 KILMARNOCK ROAD
NEWLANDS

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c o r u m



4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

This exceptional home is beautifully presented for sale delivering numerous attractive traits and versatile accommodation over three levels.

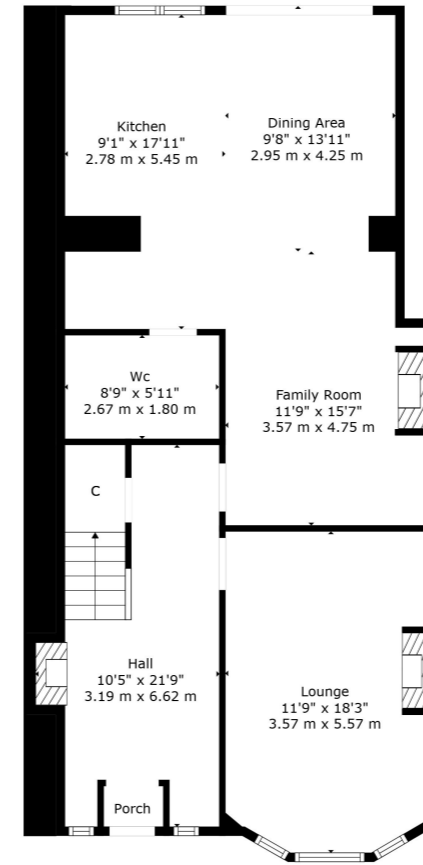
The accommodation in brief; vestibule via storm doors, reception hall with wood burning stove and a bay windowed formal lounge with gas fire. The rear portion of ground floor level has been skilfully remodelled to create an open plan living dining kitchen area, highly conducive to modern life. The living space has another focal point wood burning stove whilst the kitchen area includes integrated items, a centre island, four Velux rooflights and bi-folding doors opening to the back garden. A clever utility room accessed from the kitchen includes more fitted cabinetry and a WC.

A fixed staircase leads through half landing to first floor level revealing three versatile double bedrooms, the principal of which has a bay window formation and an elegant en-suite shower room. A further shower room is found at half landing including twin sinks, WC and a sleek shower area. A further fixed stair leads to second floor level and into bedroom four with two rear pitch rooflights and a luxurious four-piece en-suite.

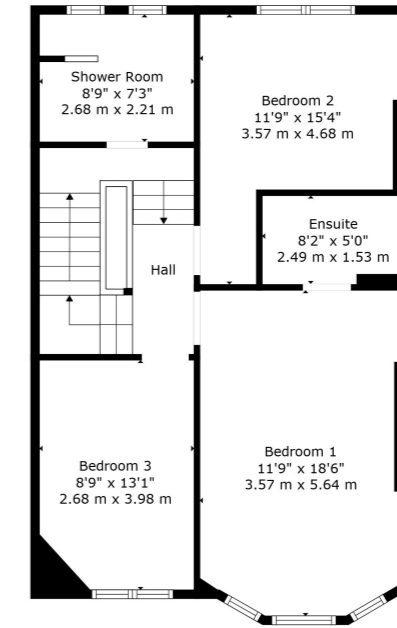
The property has Nest controlled gas central heating, underfloor heating in the principal en-suite, underfloor heating in the living dining kitchen and double glazed window units. Convenient storage is available in the eaves at second floor level and in an understairs cupboard at ground floor. Contemporary yet tasteful décor and flooring have been utilised throughout. In short, this is a turnkey proposition for the buying public.

The property is set in established, landscaped grounds bound by perimeter walls and fencing. The rear garden is of particular note, fully enclosed and child/pet safe with two timber sheds, a customised bin store and a gate leading into a lane behind the terrace.

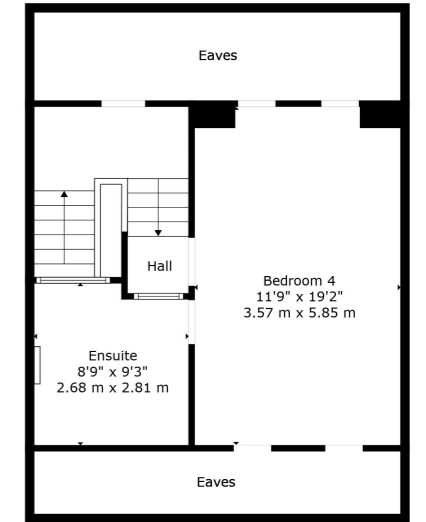




Ground Floor



1st Floor



2nd Floor

583 Kilmarnock 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 pick-up points in Newlands for some of Glasgow's leading independent schools. The closest train stations are at Muirend or Pollokshaws East.

SS4800 | Sat Nav: 583 Kilmarnock Road, Newlands, G43 2TH

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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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