



86 HAMILTON AVENUE

POLLOKSHIELDS

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

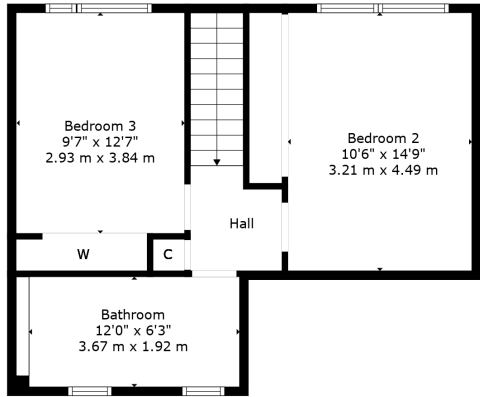
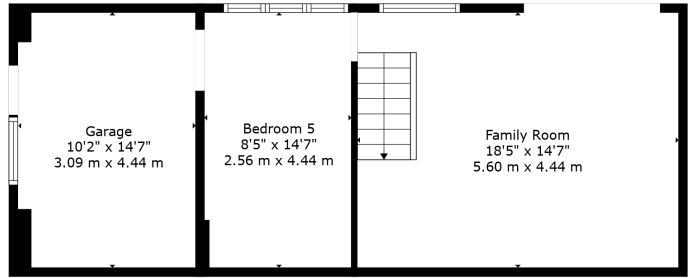
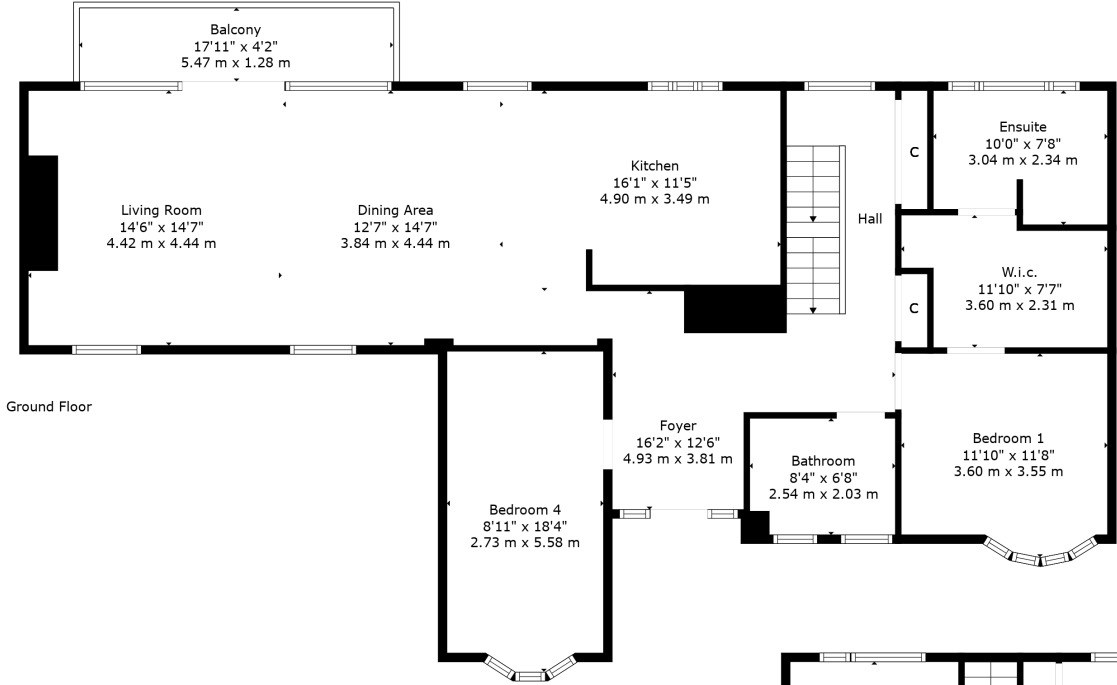
This unique detached villa has been tastefully upgraded with a quite magnificent living dining kitchen and terrific views over Glasgow city.

The accommodation in brief; sheltered entrance through main door into hallway with three piece shower room adjacent, principal bedroom with dressing area and luxury en-suite shower/steam room and another ground floor bedroom presently used as a playroom. The hallway then leads into an exceptional open plan living dining kitchen space, highly conducive to modern day living with glazed doors leading to a balcony overlooking the back garden.

A fixed staircase then leads to first floor level revealing two double sized bedrooms and a three piece bathroom suite. A further staircase leads from ground floor to garden level and straight into a cool family room/lounge with sliding glazed doors to the back garden. A flexible guest bedroom/home office is also accessed from the family room/lounge.

The specification includes gas fired central heating, partial double glazing and underfloor heating in the kitchen and the main bedroom en-suite. Externally, the property has off street driveway parking for several vehicles and a covered carport at the foot of the driveway/underneath the property. A private rear garden is fully enclosed and child/pet safe including a lawn and a large patio adjacent to the building.





86 Hamilton Avenue is found in the heart of Pollokshields, within one mile of amenities on Nithsdale Road/Kildrostan Street where coffee houses, restaurants and boutiques trade well. Maxwell Park and Pollok Country Park are both within one mile of the property likewise Dumbreck or Maxwell park train stations. Shields Road underground station is less than two miles away and the nearby M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4850 | Sat Nav: 86 Hamilton Avenue, Pollokshields, G41 4HD

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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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