



MIDMAR

22 NEWLANDS ROAD, NEWLANDS

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5 | BEDROOMS

3 | BATHROOMS

5 | PUBLIC ROOMS

A striking double fronted blonde sandstone attached villa, set within gated, beautifully manicured corner grounds.

Set within beautifully manicured enclosed corner grounds, a striking blonde sandstone attached villa.

The property offers highly versatile family accommodation within 8 principal apartments formed over two original levels.

The added benefit of a garden wing at lower ground floor hugely enhances the property's flexibility creating ideal entertaining and work from home space. Early internal inspection is imperative.

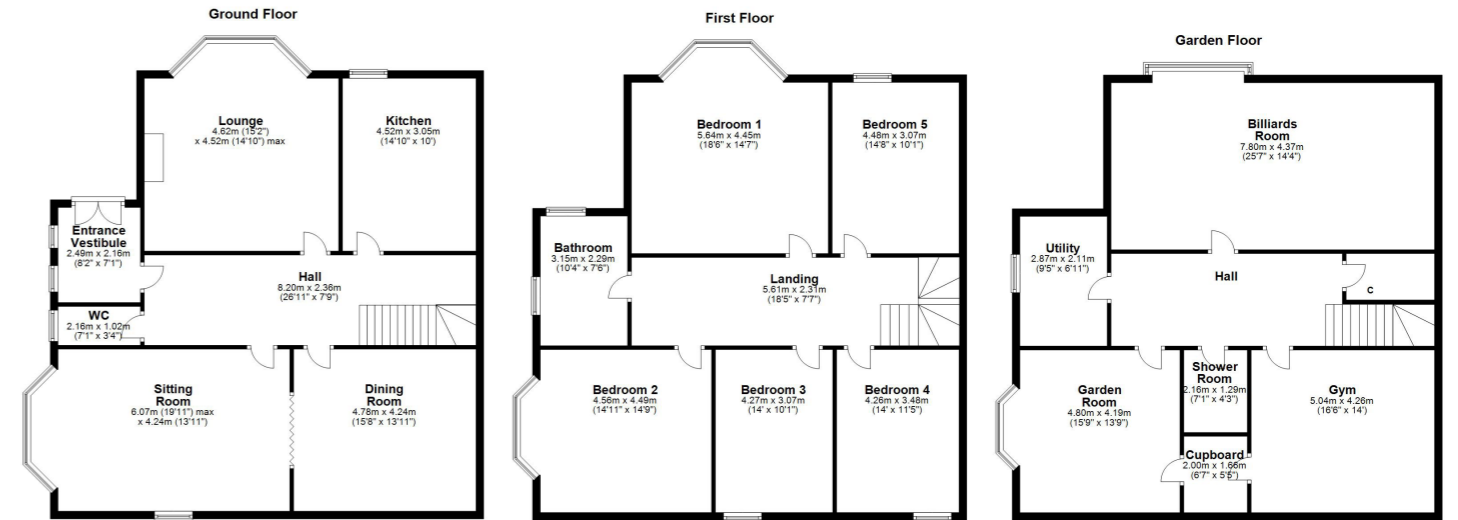
Complete accommodation extends to delightful porch with tiled floor and stained/leaded glass features, extensive welcoming hallway with cloak room WC adjacent, formal bay windowed lounge with focal point fireplace; bay windowed family sitting room also with fireplace and folding doors leading through to formal dining room; beautifully appointed, contemporary living / breakfasting kitchen.

The original staircase leads to half landing to first floor revealing 5 flexible bedrooms and substantial main house bathroom. From the ground floor hallway, a concealed door and fixed stair allows passage to garden level revealing significant billiards room, dedicated gym, fantastic contemporary shower room, utility/boot room and bay windowed garden room allowing direct access to courtyard gardens at the southwest corner of the feu.

The property retains a wealth of period detailing most notably plasterwork, woodwork stained/leaded glass whilst benefiting from recent contemporary décor throughout; gas fired central heating, refurbished windows some of which are double glazed and security alarmed system.

Externally the property affords a sweeping paved driveway allowing off street parking for at least 3 or 4 vehicles and manicured garden grounds to the front and side. There is a further courtyard garden to the side / rear which enjoys bright Southwesterly aspects throughout most of the day.





The property is positioned within walking distance of shops and amenities upon Kilmarnock Road and Fenwick Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks and Spencer's store at Queens Park, the Morrisons store at Newlands and Giffnock, The Avenue shopping mall in Newton Mearns and the shopping mall at Silverburn Pollok is a short drive to the West.

Recreational pursuits are varied namely at Newlands Park where the charming Dandelion Café can be found. Further afield at Queens Park and Pollok Country Park the Pollok House and the world famous Burrell collection can be found, as well as the Bellahouston Ski and Sports centre.

Schooling is available locally at primary and secondary levels. There are also a number of pick up points for Glasgow's other leading independent schools.

Frequent public transport provides rapid commuter access to the city centre. The local railway stations can be found at Pollokshaws East and Langside (both a brisk 5 minute walk).

SS4852 | Sat Nav: 22 Newlands Road, Newlands, G43 2JD

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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