



61 AYTOUN ROAD

POLLOKSHIELDS

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A tremendous upper duplex conversion of a substantial corner sited detached villa. Private driveway and garage, private gardens, modern specification.

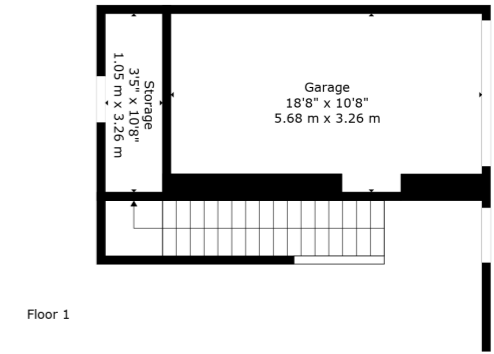
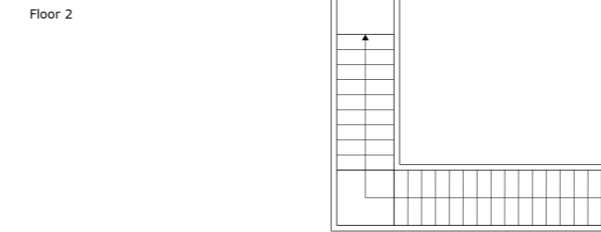
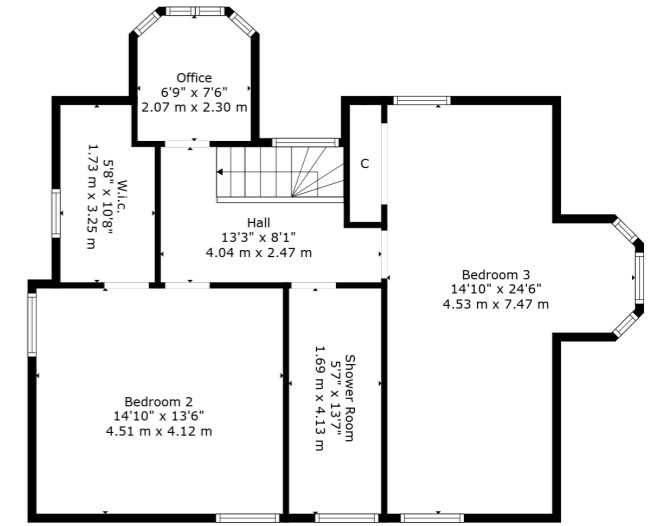
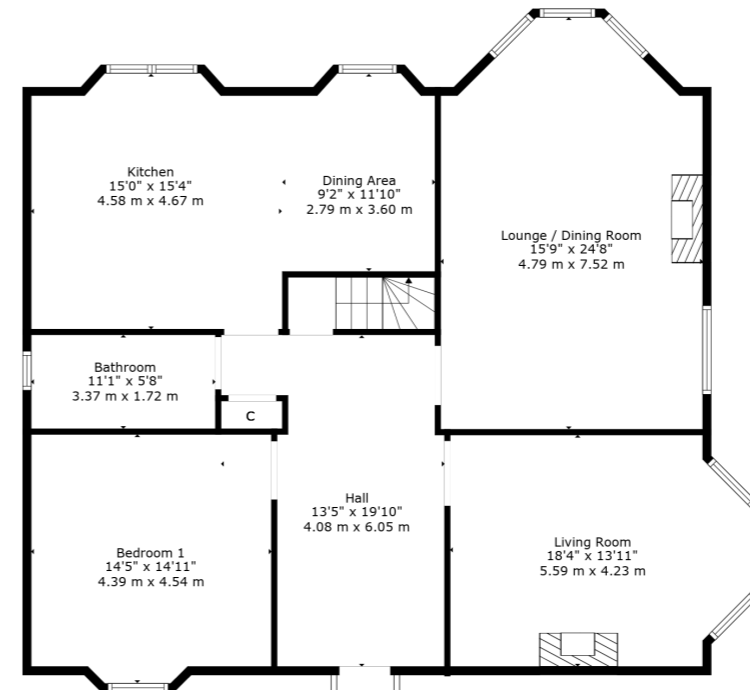
Set on the corner of Aytoun Road and Nithsdale Road, this substantial detached villa was successfully split many years ago into two units, with number 61 encompassing the upper two floors with private access to the rear. The property provides impressive dimensions, numerous traditional features and private gardens, driveway and garaging.

The accommodation includes; broad reception hallway, dual aspect formal lounge with feature fireplace and open fire, along with deep bay window making the most of the leafy outlook. To the side is a comfortable sitting room (could be utilised as another bedroom) and an impressive kitchen which hosts a broad range of units, quality integrated appliance, boiling water tap and Corian worktops - all of which is open plan to the dining/sitting area. To complete this main level, there is a generous double bedroom and a well appointed main bathroom. A fixed staircase sweeps to the upper level, which hosts an incredibly bright landing with office room off, two large bedrooms (one with walk-in closet) and a modern fitted shower room.

Several period features are still intact notably moulded woodwork, ceiling plasterwork and fireplaces. The property has a system of gas central heating, and single glazed casement windows are in place.

Externally, there is a gated driveway providing off street parking, which leads to a single garage. The gardens are of particular note, being well stocked with mature trees / bushes, with an area of lawn and well positioned patio area. There is also a communal drying green to the rear.





61 Aytoun Road is in the heart of the Pollokshields conservation area, 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 1 mile of the property likewise Maxwell Park or Dumbreck train stations. Shields Road underground station is 1.2 miles away and the nearby M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4866 | Sat Nav: 61 Aytoun Road, Pollokshields, G41 5HE

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.



WE'RE **SOLD** ON
YOUR FUTURE



C O R U M

Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk