



26A WOODROW ROAD

POLLOKSHIELDS

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3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

This main door conversion is found in a leafy address, meticulously presented with driveway parking and a tremendous private garden.

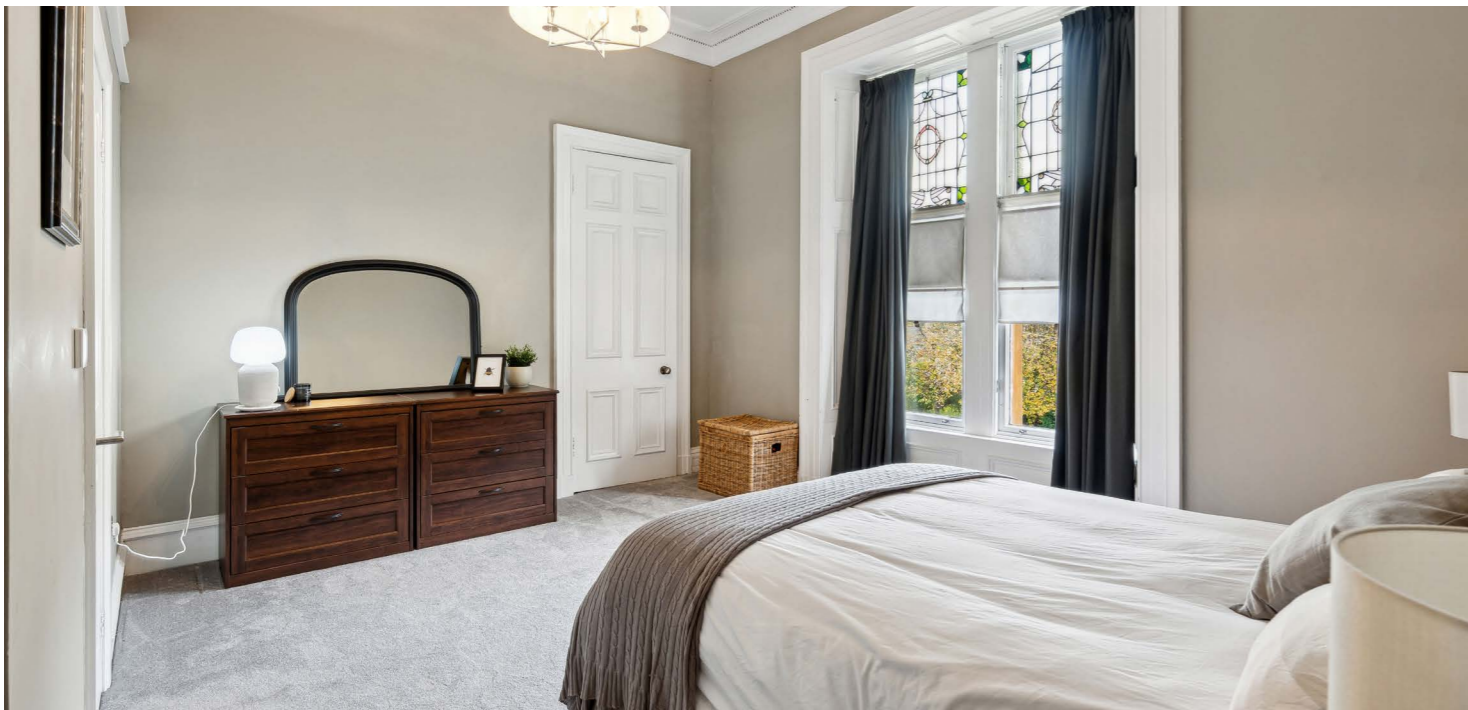
Occupying the upper two thirds of what was once a detached villa, this outstanding conversion has been tastefully brought into the 21st century. Woodrow Road is a leafy Pollokshields address and this property will appeal to a broad range of buyers given the standard of accommodation and the generous rear garden.

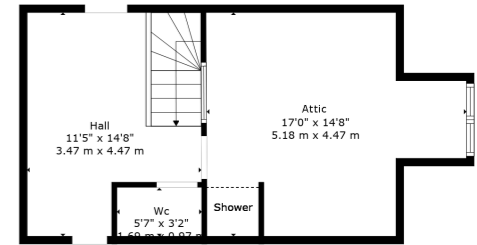
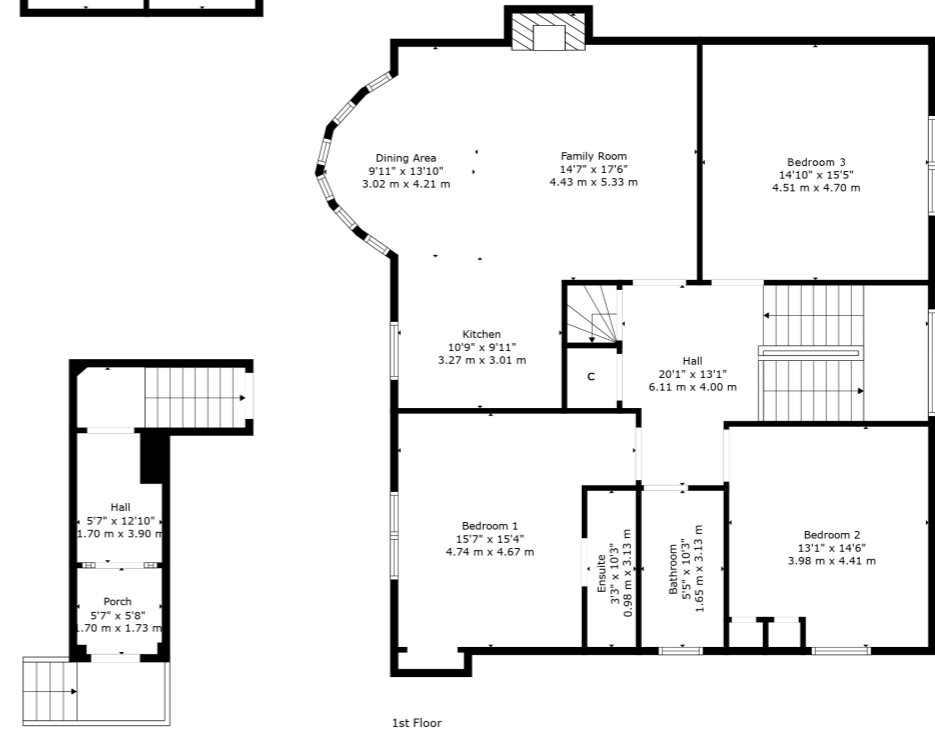
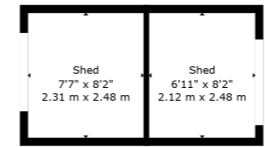
The accommodation includes; main door access into private hallway before the original staircase, lit by a stunning stained glass window, leads to first floor landing and a bow windowed living room formed on an open plan basis to a fitted kitchen. The living room includes a marble fire surround with a feature wood burning stove whilst the kitchen has a sleek breakfast bar for stool seating, electric hob, fridge, separate freezer, dishwasher, washing machine, microwave and a wine chiller. A stunning three-piece bathroom has a mains powered shower over the tub and there are three large double bedrooms accessed from first floor landing, one of which has its own luxury en-suite.

A further fixed staircase leads to attic level revealing an expansive space with rear facing dormer window, shower enclosure and a separate WC. Extensive eaves storage space is also provided.

The property retains numerous period features including stained glass, moulded woodwork, detailed ceiling plasterwork and a lovely marble fire surround. Refurbished timber framed windows are in situ alongside a gas fired central heating system (boiler installed 2022).

Externally, the property has stone chipped driveway parking with gated space for two vehicles next to our client's front door. There are two private timber sheds with power and light provision providing yet more storage. Our client has an EV charge point, external lighting and a Ring doorbell with security camera. The private back garden is large, fully enclosed and a child/pet safe area. A customised Indian stone patio delivers an ideal spot for alfresco entertainment.





2nd Floor

Ground Floor

26A Woodrow Road is in 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 one mile of the property likewise Maxwell Park or Dumbreck train stations. Shields Road underground station is also only one away and the nearby M8 or M77 connect the Southside of Glasgow to Scotland's motorway network.

SS4875 | Sat Nav: 26 Woodrow Road, Pollokshields, G41 5PN

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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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Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk