



FLAT 1/1, 29 CAMPHILL AVENUE
LANGSIDE

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3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

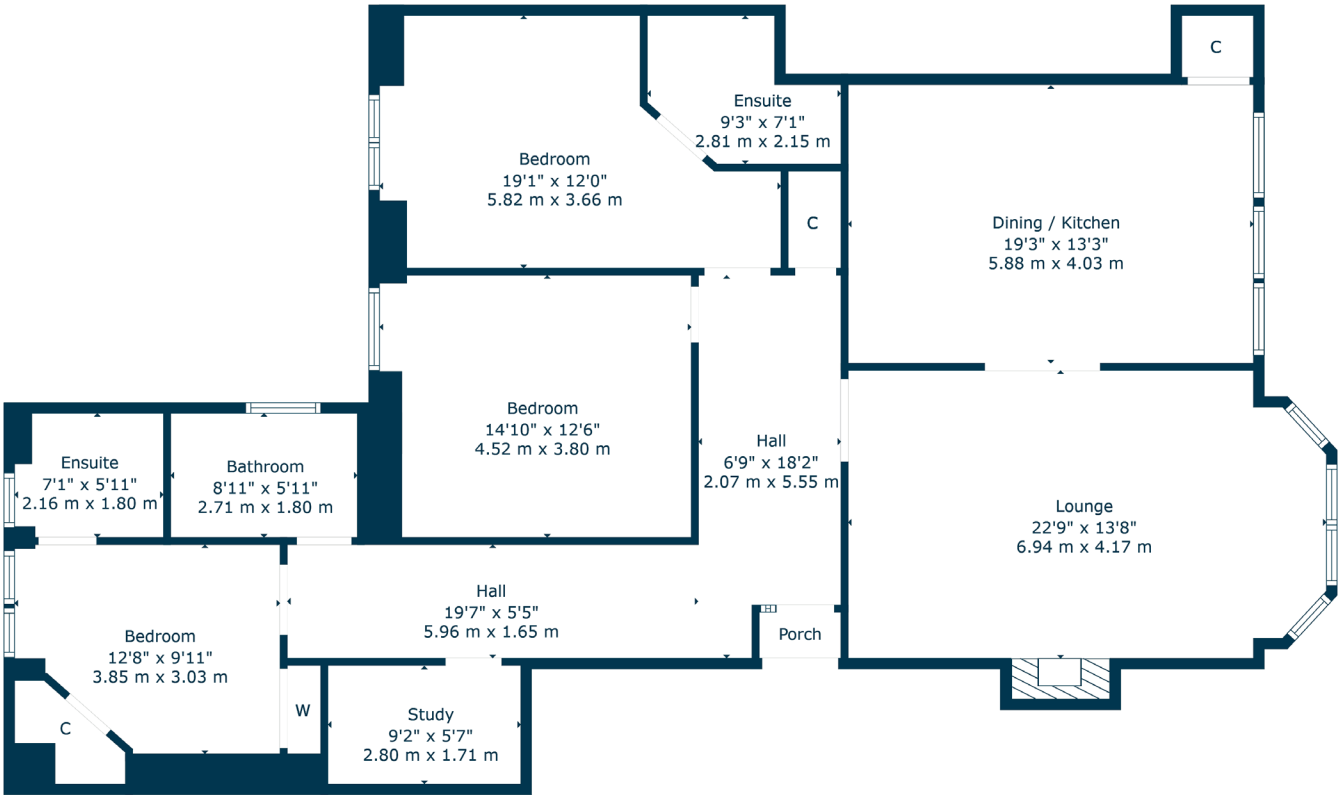
Occupying a bright first floor position in an evergreen address, this four apartment home delivers period features combined with exceptional modern traits. The property is nearby Queen's Park, thriving amenities and regular public transport options.

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The accommodation extends to: resident's stairwell to first floor, private vestibule through storm doors, dogleg reception hall and a tremendous bay windowed lounge with sliding pocket doors through to a sleek fitted kitchen including integrated items and a centre island. The lounge and kitchen can be separated or open plan depending upon individual preference, however, the combined space that has been created is very impressive. There are three versatile double bedrooms, two of which have their own en-suite shower rooms and a separate three piece bathroom is accessed off the rear hall opposite a convenient walk-in cupboard presently used as an office/cycle studio.

The specification includes gas central heating and inbuilt storage as well as numerous traditional features including a large fire surround, detailed ceiling plasterwork, moulded woodwork and stained glass. A shared rear garden is accessed from the common close and the building is factored by a reputable Glasgow firm. A pleasure garden to the front of the terrace is part owned and used by all residents on the crescent providing a great space for socialising and exploring.





29 Camphill Avenue is in close proximity to thriving shops, bars, coffee houses, bakeries and restaurants. A Morrisons, a Sainsburys, a Tesco and an M&S store are all within one mile of the property. The fringe of Queen's Park hosts a twice monthly Farmers' Market whilst recreational space, tennis courts and football pitches are available within the park. Shawlands Civic Square is also nearby, designed to offer a destination for markets, dance, craft events, speakers and debate.

SS4979 | Sat Nav: Flat 1/1, 29 Camphill Avenue, Langside, G41 3AU

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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