



10 NEWLANDS ROAD

NEWLANDS

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A striking blonde sandstone semi-detached villa opposite St Margaret's Church, offering flexible and substantial accommodation over two main levels with terrific south facing rear gardens.

Set in established garden grounds opposite St Margaret's Church, a significant sandstone semi detached villa that was originally constructed as a seven apartment villa and has been upgraded and re-modelled in recent times. A wealth of period detailing is retained, most notably original ceiling cornice work, detailed woodwork and plaster work, whilst a modern kitchen and matching utility room, beautifully appointed main house bathroom and luxury en-suite shower room lead to ease of living on a day to day basis.

The complete accommodation extends to: entrance vestibule, welcoming hallway with feature original timber staircase, outstanding bay windowed lounge with focal point fireplace and original timber window linings, delightful family sitting room, large family dining room, modern fitted kitchen with dedicated utility room adjacent and useful downstairs W.C. The original staircase leads to first floor level revealing outstanding main bedroom with exceptional luxury en-suite shower room, two further similarly sized double bedrooms to the rear and an attractive main house bathroom. A hatch and sliding ladder reveals a floored and lined attic space which provides scope for further development subject to relevant planning consent.

The specification includes gas central heating, partial double glazing, driveway parking for at least three or four vehicles and access to a garage at the right hand side of the feu which has been converted into an outhouse/office space. Garden grounds to the front are partly laid as lawn with mature bushes and trees to the front boundary walling aiding seclusion and privacy. Garden grounds to the rear are fully enclosed, South facing, generally level, bounded by original brick walling with raised terraced area adjacent to the building.





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 or the shopping mall at Silverburn Pollok is a short drive to the West.

Recreational pursuits are varied namely at Newlands Park (Dandelion Café), Queens Park and Pollok Country Park where Pollok House and the world famous Burrell collection can be found, also Bellahouston Ski and Sports centre.

Frequent public transport provides rapid commuter access to the city centre. The local railway station is approximately 250 yards walk. The M77 Connects the South side of Glasgow to Scotland's motorway network, the city of Glasgow, the M8, the central belt and beyond.

SS4984 | Sat Nav: 10 Newlands Road, Newlands, G43 2JB

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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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