



8 HOLEBURN ROAD
NEWLANDS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

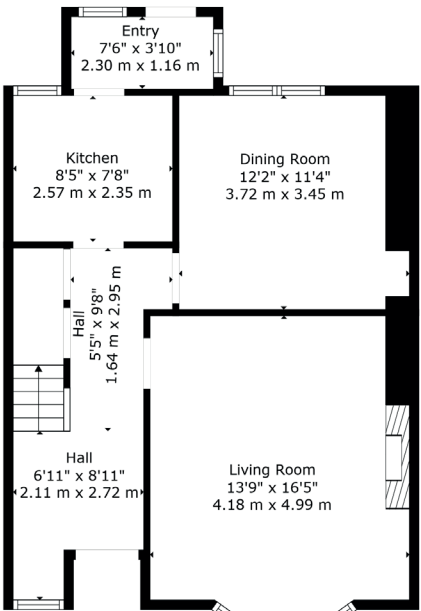
A substantial and well presented traditional mid terrace villa set with the cul-de-sac section of Holeburn Road, offering flexible accommodation with a modern specification.

Enjoying a great position in this residential pocket (a no through road/cul-de-sac), a traditional mid-terrace villa which has been thoughtfully upgraded and modernised by the current owner and now offers flexible accommodation with in five apartments formed over two levels with the added benefit of a floored and lined attic space.

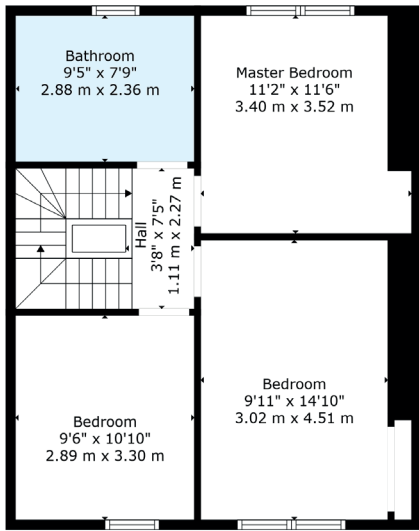
The complete accommodation extends to entrance vestibule, welcoming hallway, main lounge with wonderful stained glass feature, comfortable family sitting/dining room to the rear, modern fitted kitchen, with useful rear porch leading directly to the southerly facing rear gardens. Staircase leads to first floor revealing three bedrooms and beautifully appointed family bathroom. The attic space has been floored and lined, creating excellent additional storage.

The specification includes fresh contemporary decor throughout, gas central heating, and double glazing. The property affords southerly facing gardens to the rear which are enclosed by six foot high fencing ensuring good privacy, and there is a single garage accessed via rear lane.

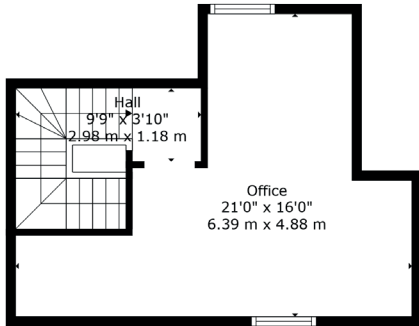




Floor 1



Floor 2



Floor 3

The property is positioned within walking distance of shops and amenities at Auldhouse Retail Park and Kilmarnock 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 Crossmyloof or Newlands, or the shopping mall at Silverburn Pollok is a short drive to the South West.

Recreational pursuits are varied namely at 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 a half mile walk.

SS4998 | Sat Nav: 8 Holeburn Road, Newlands, G43 2XW

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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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