



49 NEWARK DRIVE

POLLOKSHIELDS

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3 | BEDROOMS

1 | BATHROOM + WC

2 | PUBLIC ROOMS

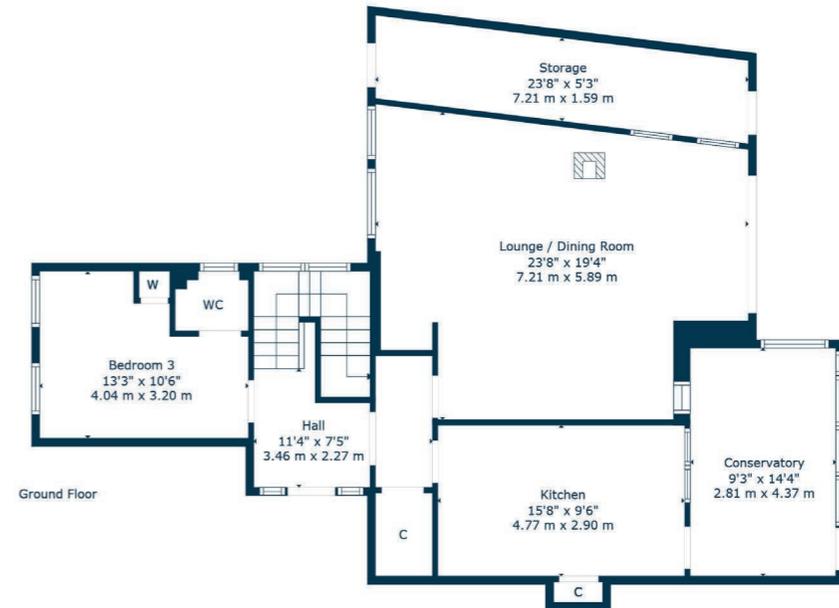
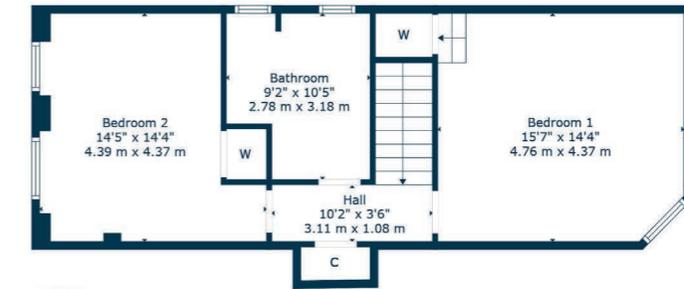
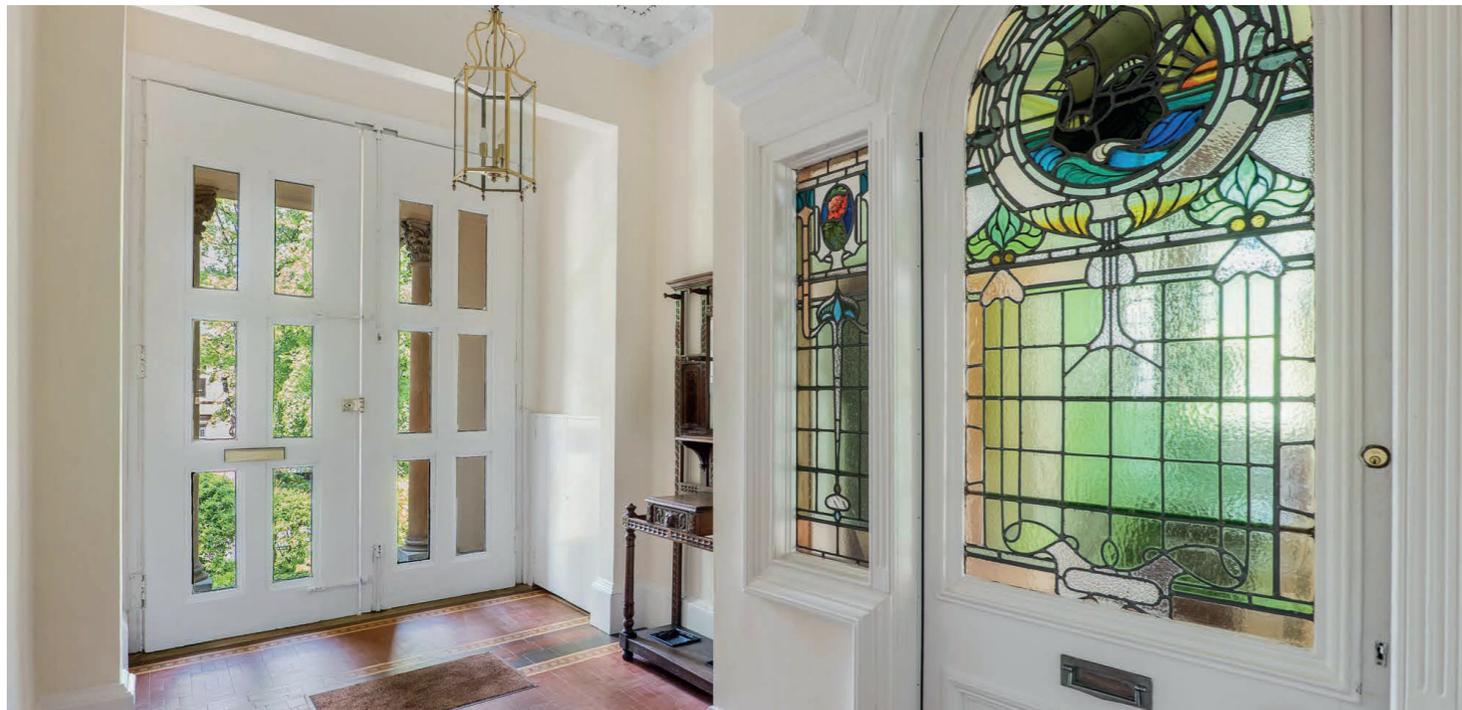
This marvellous conversion delivers versatile accommodation, off street parking and direct access to a beautiful private garden.

Positioned in a leafy Pollokshields address just yards from Maxwell Park, this charming conversion is found in what was once a full detached villa. Amicably divided some years ago into three properties, the subjects for sale deliver versatile accommodation over two principal levels as well as driveway parking and a private rear garden facing largely South.

The accommodation in brief; communal vestibule with mosaic tile floor, private hallway via leaded glass door in timber frame, outstanding asymmetric lounge/dining room with wood burning stove and sliding glazed doors to the rear garden. A ground floor study with wc adjacent could also be used as a bedroom whilst a fitted dining kitchen with integrated items then leads through to a bright conservatory which in turn gives additional access to the garden.

A feature twisting staircase with open balustrade allows passage to first floor landing revealing two generous double bedrooms and a modern, four piece bathroom suite. Storage at first floor level is provided in a cupboard off the principal bedroom and in a further cupboard off the landing. A large attic void is also accessed via ceiling hatch at first floor. The property has gas central heating, partial double glazing and some attractive period features such as stained glass and decorative woodwork. A shared, stone chipped driveway provides off street parking to the front whilst the rear garden is accessed from the property including well stocked beddings, a greenhouse, a shed and a patio area. On the East facing side of the building is a lean-to section providing convenient storage for garden furniture and the like as well as secure access around the property.





49 Newark Drive is within half a mile of amenities on Nithsdale Road/Kildrostan Street where independent shops, coffee houses and restaurants are found. Maxwell Park and Pollok Park offer excellent recreational space whilst Maxwell Park train station is around 500 yards from the front door. Junction one of the M77 connects Pollokshields to Scotland's motorway network.

SS5046 | Sat Nav: Flat 0/1, 49 Newark Drive, Pollokshields, G41 4QA

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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