



MAR LODGE

101 ST ANDREWS DRIVE, POLLOKSHIELDS

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4 | BEDROOMS

3 | BATHROOMS

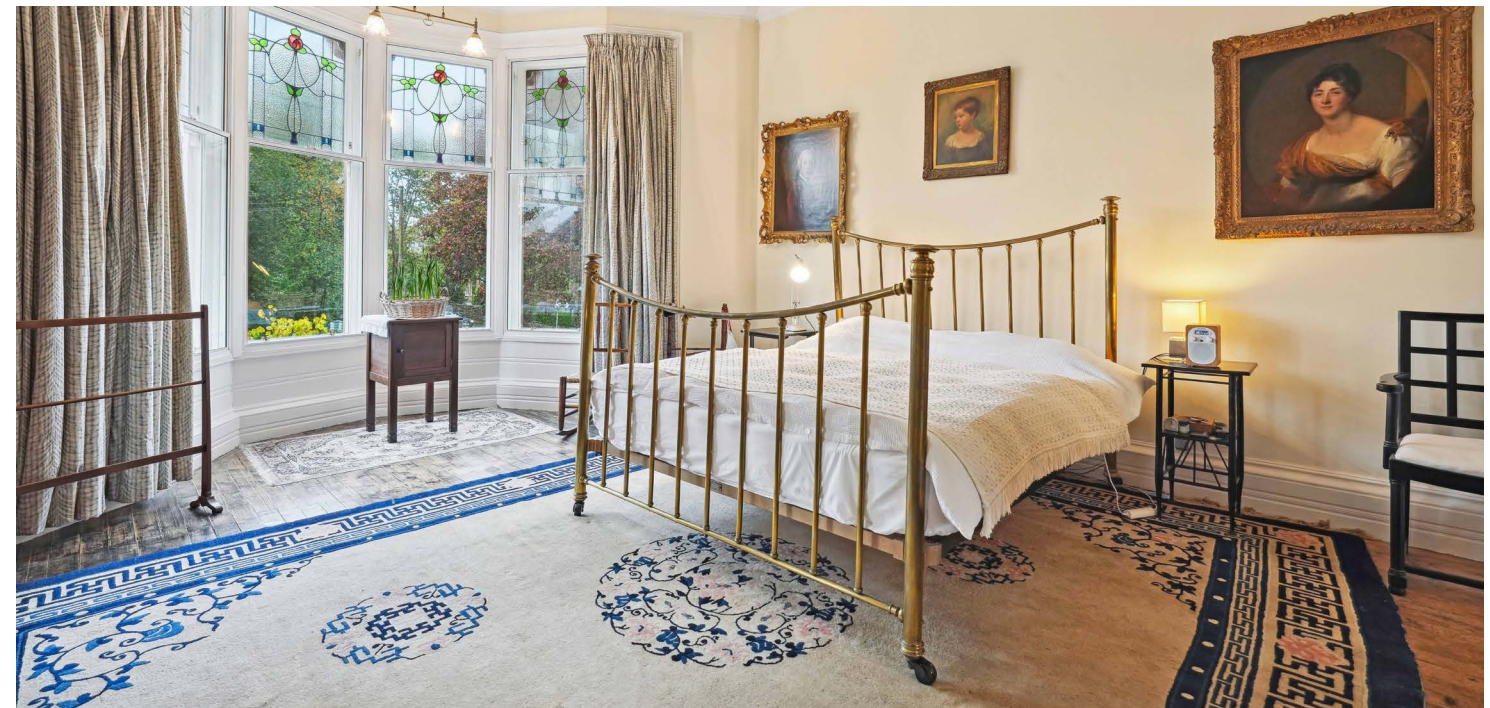
3 | PUBLIC ROOMS

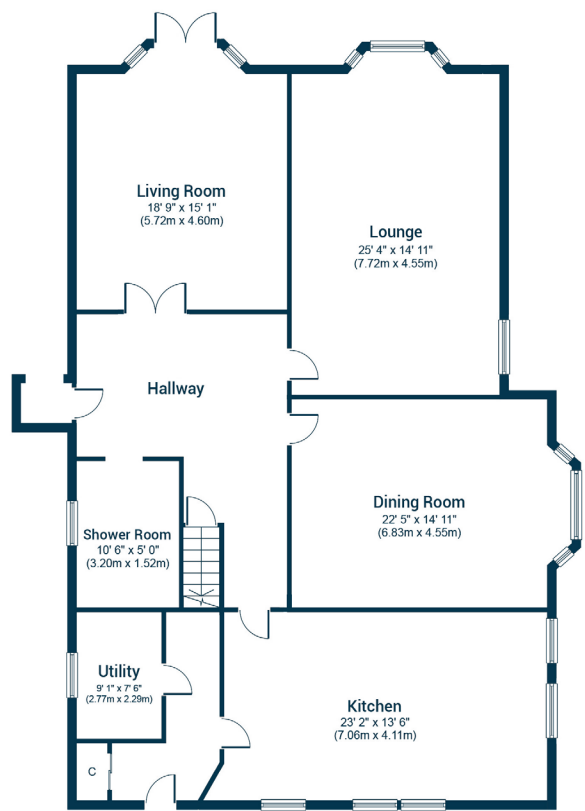
A red sandstone detached villa, set within exceptional level gardens on the corner with Terregles Avenue.

Set within expansive corner gardens, a superb red sandstone detached villa, presented to the market is true 'turn key' order. Internally the property retains a number of fine period features most notably original woodwork, fireplaces and original cornice/plasterwork. The property has been well maintained by the current owners, having been re-roofed in recent years.

Complete accommodation extends to; entrance vestibule, substantial hallway with bright shower room off, impressive dual aspect main lounge with 'wood burner' style gas fire, sitting /dining room to the side with incredible wood panelling and bay window overlooking the gardens, whilst to the front is a living room/study accessed by way of French doors from the hallway, which has direct access to the gardens. To the rear is a generous dining sized kitchen with bespoke solid wood cabinets, granite worktops and access to a utility room, additional storage and door to gardens. A broad staircase leads to upper landing with main family bathroom, then first floor hosting four sizable double bedrooms, the principal bedroom having an en-suite bathroom. One of the rear bedrooms also has a door to dressing room/study.

Specification includes gas central heating, part double glazed/ secondary glazed and attractive décor throughout. The property affords private well stocked garden grounds which wrap around to the property, offering expanses of lawn, mature borders, high perimeter hedging and well positioned patio areas. There is ample off street driveway parking for multiple cars and a double garage to the rear. A large cellar space is also accessible via an external door to the rear, providing excellent access/additional storage.





Ground Floor
Approximate Floor Area
1,733 sq. ft.
(161.0 sq. m.)



Office
Approximate Floor Area
55 sq. ft.
(5.1 sq. m.)

First Floor
Approximate Floor Area
1,083 sq. ft.
(100.6 sq. m.)



The property is positioned on the fringe of "The Avenues" of West Pollokshields, within walking distance of shops and amenities upon Nithsdale Road and Kildrostan Street 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 Sainsburys Local on Darnley Road, the Morrisons store at Crossmyloof or Newlands and the shopping mall at Silverburn is a short drive to the West. Recreational pursuits are varied namely at Clydesdale Cricket Club, Titwood Bowling and Tennis Club, Maxwell Park, Pollok Country Park where Pollok House and the world famous Burrell collection can be found, also Bellahouston Park & its Ski and Sports centre.

Schooling is available locally at primary and secondary levels namely at Hutchesons' Grammar and the Glasgow Gaelic School.

Frequent public transport services provide 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, Glasgow International airport and beyond.

SS4555 | Sat Nav: Mar Lodge, 101 St Andrews Drive, Pollokshields, G41 4RA

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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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