



**61 WOODLINN AVENUE**

OLD CATHCART

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**Set in the cul-de-sac section of this desirable Old Cathcart address, a substantial sandstone semi-detached villa offering 8 principal apartments over three levels.**

An incredibly spacious extended sandstone semi-detached villa set in a highly sought-after residential neighbourhood. Number 61 is the last property on Woodlinn Avenue and as such is afforded excellent privacy. The property offers flexible, family accommodation with eight principal apartments on three floors.

From the front door the entrance vestibule opens into a welcoming hallway with useful downstairs WC. There is a substantial bay windowed lounge to the front, a spacious family room to the side/rear and a dining room which opens to the modern fitted kitchen with a broad range of units and direct access to gardens.

The original staircase to the first floor leads to a broad upper landing, which connects the four well-proportioned bedrooms and a modern family bathroom. The main bedroom has a walk-in dressing room/wardrobe and a well appointed ensuite shower room. A further staircase leads to a huge fifth bedroom in the attic space, which also offers a walk-in closet.

The property has gas central heating and double glazing. A paved driveway provides off-street parking for a number of cars and leads to a detached single garage. The rear/side gardens have been landscaped, with large patio areas, which are ideal for outside dining, along with artificial grass and attractive perimeter walls/fencing.





The property is within easy walking distance of the Snuff Mill Conservation Area and Linn Park, where nature trails, equestrian facilities and a municipal golf course can be found.

Exceptional schooling is available locally at Primary level at St Fillan's and King's Park Primaries. Secondary schooling is a short distance to the east and north. There are also a number of pick-up points for Glasgow's leading independent schools.

Frequent public transport provides rapid commuter access to the City Centre. It is a 10 minute walk to the local railway station (Cathcart).

**SS4777** | Sat Nav: 61 Woodlinn Avenue, Old Cathcart, G44 5TY

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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