



**77A SPRINGKELL AVENUE**

POLLOKSHIELDS

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





2 | BEDROOMS  
1 | BATHROOM  
1 | PUBLIC ROOM

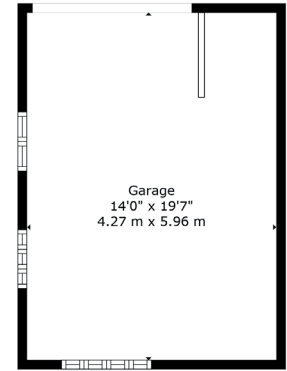
An upper conversion of a charming sandstone detached villa that sits in a quiet cul –de –sac with elevated, uninterrupted views over the duck pond in Maxwell Park.

- Upper conversion
- Bay window lounge with open views
- 2 double bedrooms
- Kitchen and bathroom
- Private garden area
- Driveway parking and garage

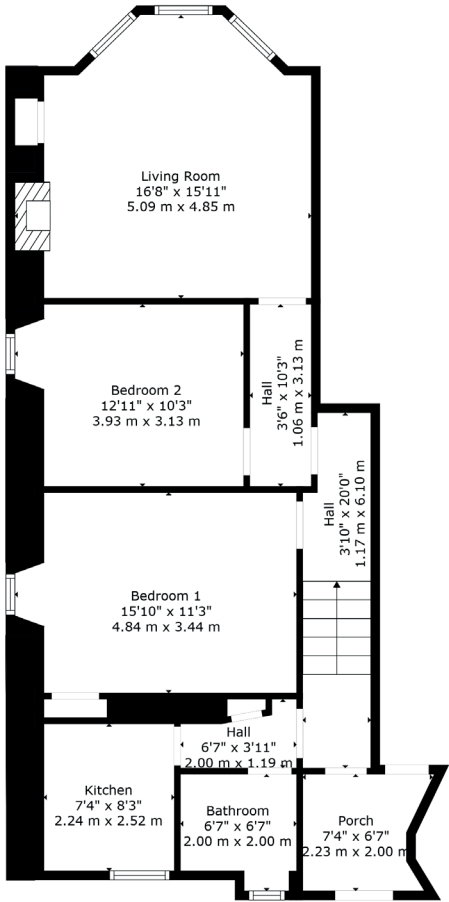
Amenities

The property is positioned around 300yds from Maxwell Park Railway Station and is within easy walking distance of the shops and amenities in Nithsdale Road/Kildrossan Street where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are found at the Marks and Spencer's store at Queens Park, Morrisons supermarket at Crossmyloof or the shopping mall at Silverburn Pollok, a short drive to the South West.

Recreational pursuits are varied including Clydesdale Cricket Ground, Haggs Castle and Pollok Golf Clubs, Titwood Bowling and Tennis Club, Maxwell Park, Queens Park, Pollok Estate (where Pollok House and the world famous Burrell Collection can be found) and also Bellahouston Ski and Sports Centre.



Ground Floor



1st Floor

Sat Nav:  
77 Springkell Avenue, Pollokshields, G41 4DL  
SS4955

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

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





WE'RE **SOLD** ON  
YOUR FUTURE



Corum Shawlands  
247 Kilmarnock Road, Shawlands, G41 3JF

**Tel:** 0141 636 7588

**Email:** [shawlands@corumproperty.co.uk](mailto:shawlands@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)