



ARUNDEL

58 COURTHILL AVENUE, CATHCART

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

This outstanding home delivers generous accommodation, numerous period features and a secluded Southwest facing garden.

Positioned in a generous plot surrounded by established grounds, this charming Arts and Crafts property will be sure to attract immediate attention. Originally dating from the early 1900s, the subjects provide just about everything one would want from a semi-detached house. Early viewings are highly recommended to avoid disappointment.

The accommodation in brief; sheltered awning to front, vestibule via storm doors, reception hallway, double aspect lounge with gas fire, designated dining room, a fitted dining kitchen leading through to a sitting room and in turn to a bright conservatory framing the rear garden. A large utility room is accessed from the kitchen with a ceiling pulley and a shower room adjacent as well as a ground floor wc.

The original staircase leads through half landing to first floor level revealing four large bedrooms, the principal of which has its own double aspect window formation and a convenient en-suite shower room. The main bathroom is also accessed from the landing area at first floor.

The property has a host of traditional features such as stained-glass detailing and intricate woodwork with a prevalent Scottish theme in the main staircase. The subjects also have gas central heating via a modern boiler and predominant double glazing both timber cased and UPVC framed.

Externally there are established garden grounds to the front, side and back with an ingenious timber deck wrapping around conservatory. The back garden is a real suntrap, sunken and quiet providing a haven for buyers keen on privacy. Off street driveway parking leads to a detached garage with power, light and a rolltop front door.





The property is within walking distance of amenities on Old Castle Road and Clarkston Road, where several coffee houses, restaurants and convenience stores can be found. More extensive amenities are available at the Sainsburys store on Clarkston Road or the 24-hour Asda store at Toryglen. Local state schooling is available at primary and secondary levels, there is a popular primary school (St. Fillan's) approximately 500 yards walk whilst Cathcart train station is half a mile from the front door.

SS5084 | Sat Nav: Arundel, 58 Courthill Avenue, Cathcart, G44 5AB
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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