



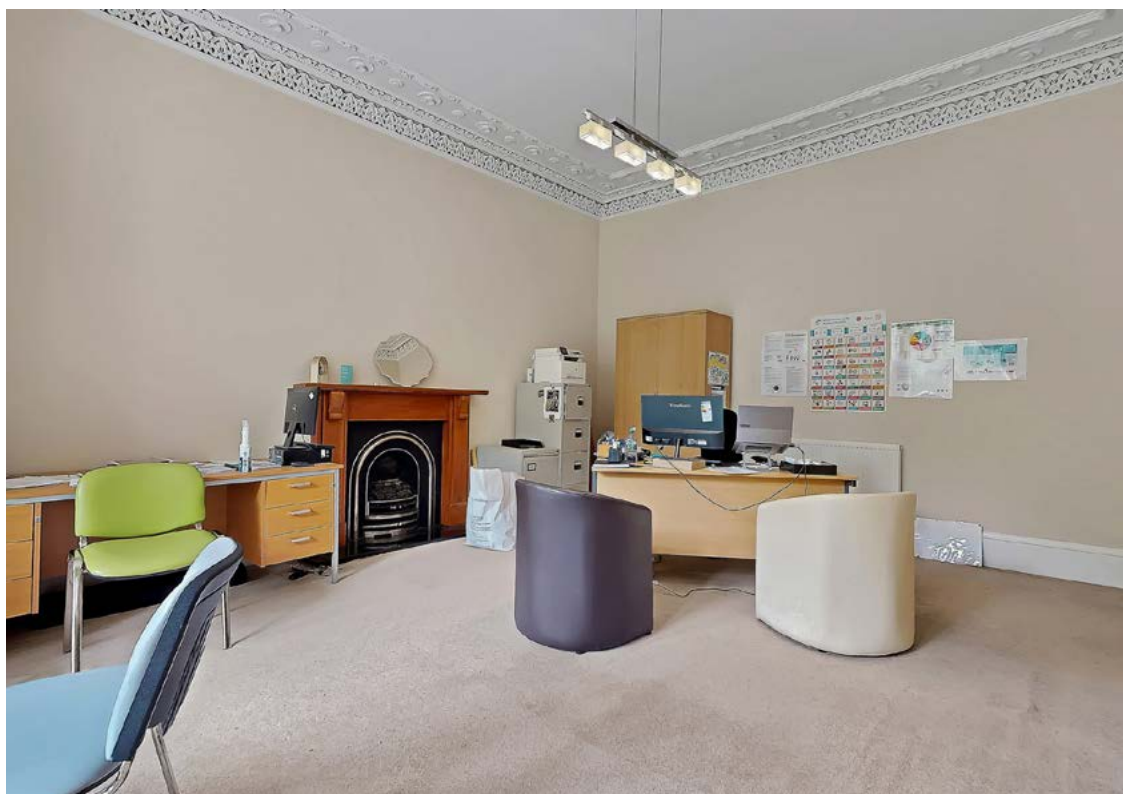
Detached Villa

52 St. Andrew's Drive, Pollokshields G41 5HF



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS





DESCRIPTION & LOCATION

Set within substantial private garden ground and occupying a prominent corner plot, this traditional sandstone detached villa, dating from the late 19th Century, offers spacious and flexible accommodation including three principle public rooms and four / five bedrooms.

Internally the property has been recently utilised as office space, although that has been done within the standard configuration of the residential accommodation and the property is therefore being marketed as a dwelling house with the following accommodation.

At ground floor level the property is accessed from front via a vestibule leading to a large L-shaped hallway. Off the main hallway there are three large main public apartments; living room, family room and dining room, all featuring bay windows, ornate cornicing and traditional fireplaces. The dining kitchen is well fitted out with a range of modern fitted base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer. A utility room is accessed off the dining kitchen with a door to the gardens, whilst there is also a handy walk in store and toilet off the main hallway.

Also at ground floor level, an inner hallway leads through to a room currently used as a gym but which could be used as a guest or teenagers bedroom, with a separate external door from the inner hallway to the side of the house. There is also a bathroom off the inner hallway which has a modern 4-piece suite installed comprising WC, vanity style wash hand basin, bath and separate shower cubicle.

The upper floor level is accessed from the main entrance hall via a carpeted staircase with a landing providing access to the remaining apartments. There is a large master bedroom and two further spacious double bedrooms all offering en suite facilities. The fourth bedroom is also double sized, whilst a former bedroom has been converted into a second kitchen, fitted out with a range of modern fitted base and wall mounted storage units, incorporating worktop surface areas, stainless sink and drainer, as well as a built in hob, extractor hood, oven and microwave.

Externally, the property is surrounded by mature private gardens, mainly laid in lawn and well stocked with a range of shrubs and trees. There is also a large detached garage located to the side of the house and a separate driveway providing off street parking. A slabbed pathway provides pedestrian access to the front door.

The property forms part of an established and much sought after residential area within Glasgow's South Side, a short drive from a range of local shopping facilities within Pollokshields and Struthbungo, including a number of cafes, restaurants and delis. Supermarket shopping is also available nearby, whilst Silverburn and Braehead shopping centres are easily accessible by car, offering more extensive shopping facilities.

There are numerous recreational facilities in the area, including Clydesdale Cricket Club, Titwood Tennis Club, Maxwell Park, Bellahouston Park and Pollok Country Park where the world famous Burrell Collection is located. Schooling is available nearby at the highly regarded Hutchesons Grammar School, whilst there are also a number of pick-up points in the area for Glasgow's other leading independent schools.

There are excellent public transport links with surrounding districts and the city centre and there is also access nearby to the M8 and M77 motorways and the Clyde Tunnel, providing easy commuting to the city centre and beyond as well as access to Glasgow International Airport.

MEASUREMENTS

ENTRANCE HALL

LIVING ROOM

FAMILY ROOM

DINING ROOM

DINING KITCHEN

UTILITY

BATHROOM

GYM / GUEST BEDROOM

STORE

TOILET

FIRST FLOOR LANDING

MASTER BEDROOM

EN SUITE BATHROOM

BEDROOM TWO

EN SUITE SHOWER ROOM

BEDROOM THREE

EN SUITE SHOWER ROOM

BEDROOM FOUR

KITCHEN

BATHROOM

SHOWER ROOM

21'7" x 18'5"

23'0" x 16'4"

22'0" x 16'4"

18'3" x 12'5"

10'11" x 7'10"

17'4" x 7'6"

14'9" x 12'4"

7'0" x 6'2"

7'0" x 6'2"

17'2" x 15'5"

11'1" x 7'4"

17'5" x 13'1"

6'9" x 5'11"

17'5" x 11'3"

9'1" x 3'11"

17'5" x 10'8"

13'7" x 10'8"

11'1" x 7'4"

7'5" x 5'3"

EPC

Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

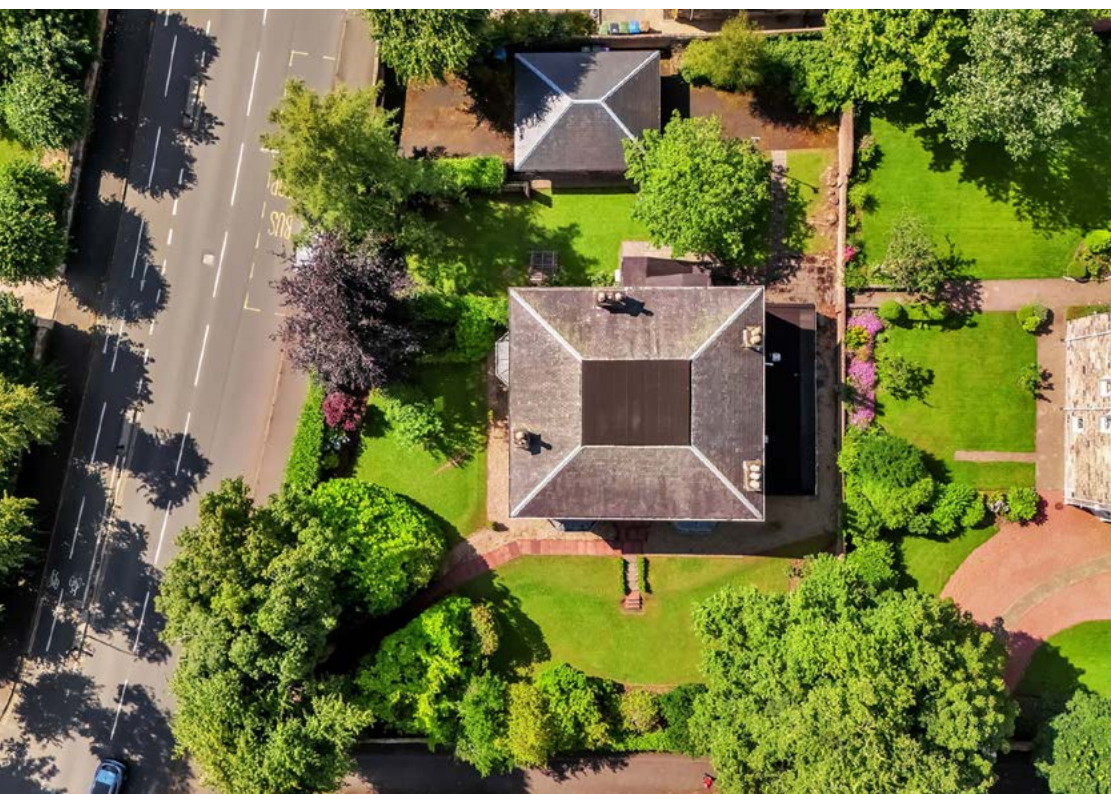


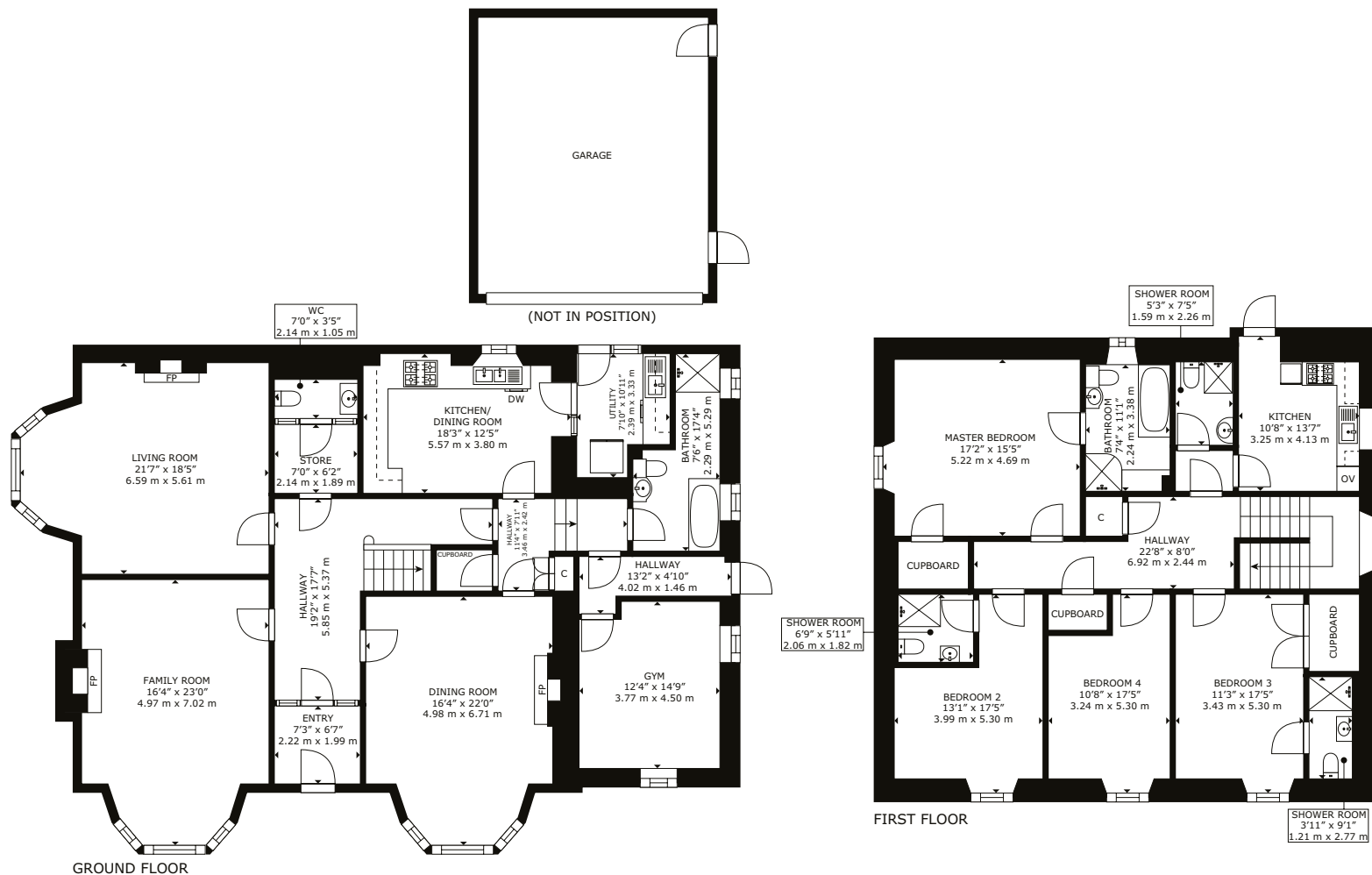
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GROSS INTERNAL AREA
 GROUND FLOOR: 2,246 sq. ft , 208 m², FIRST FLOOR: 1,548 sq. ft , 144 m²,
 TOTAL AREA : 3,794 sq. ft , 352 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd

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