

Newlands

50 Langside Drive



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■ **Situation**

Occupying an extensive corner feu at the junction of Langside Drive and Quadrant Road this is arguably one of Newlands most prominent family homes. The property offers versatile family accommodation within 8/9 principal apartments formed over two original levels with a unique mezzanine level, full size billiard room to the rear. Early internal inspection is absolutely imperative.





■ Accommodation

The complete accommodation extends to entrance vestibule, extensive welcoming hallway, outstanding double aspect bow windowed formal lounge, double leaf doors allowing passage through to formal bay windowed dining room, substantial family sitting/TV room, cloak room/WC, rear hall allows access through to laundry room, boot room and additional storage. Large fully refurbished living/dining kitchen allowing access through to kids TV/play room at the rear and a pvc framed Victorian style conservatory facing South West.

The original staircase leads through half landing with original woodwork and stained glass features to first floor revealing four large double bedrooms, master with bow window to the front and dedicated en-suite shower room and professionally refurbished main house family bathroom. At mezzanine level to the rear a full size original billiards room with fireplace and triple aspect views to the South West.

The specification includes gas central heating and double glazing. A wealth of period detailing is retained most notably ceiling cornice work, plaster work and stained/leaded glass. Externally the property sits within beautifully manicured garden grounds, front garden areas are bounded by stone walling, mature privet hedging aiding in seclusion and privacy. Double leaf gates allow access via a pillared entrance allowing off street parking for at least 3 or 4 vehicles and allowing access to a detached double/twin garage to the left hand side of the feu. Gardens to the side on Quadrant Road incorporate a small Orchard. Gardens grounds to the South West are fully enclosed surprisingly private, hard landscaped with ease of maintenance in mind. In summary number 50 provides an excellent framework for a perfect family home going forward. This truly is an opportunity not to be missed.

■ Surrounding Area

The property is positioned within walking distance of shops and amenities upon Clarkston Road, Kilmarnock Road and Fenwick Road 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, Wholefoods Store in Giffnock, The Avenue shopping mall in Newton Mearns or the shopping mall at Silverburn, a short drive to the South West.

Recreational pursuits are varied including large municipal parks, health clubs/gyms, golf courses both public and private.

■ Schools and Transport Links

Excellent primary schooling is available locally. 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. The local railway station is approximately 500 yards walk.

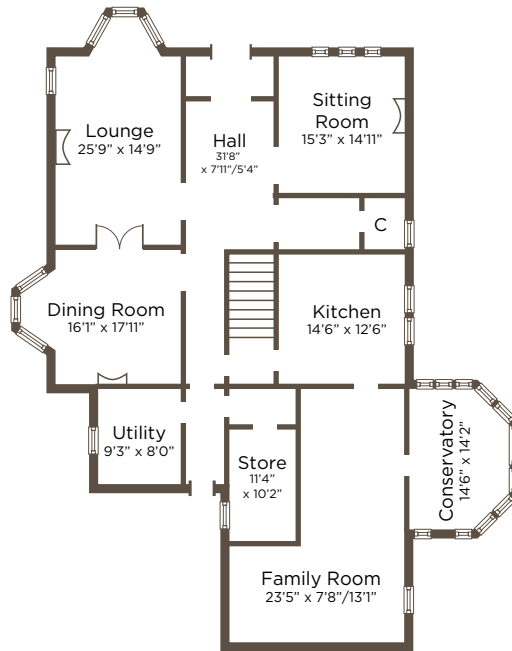
The M77 Connects the South side of Glasgow to Scotland's motorway network, Glasgow International airport and beyond.

■ Travel Directions

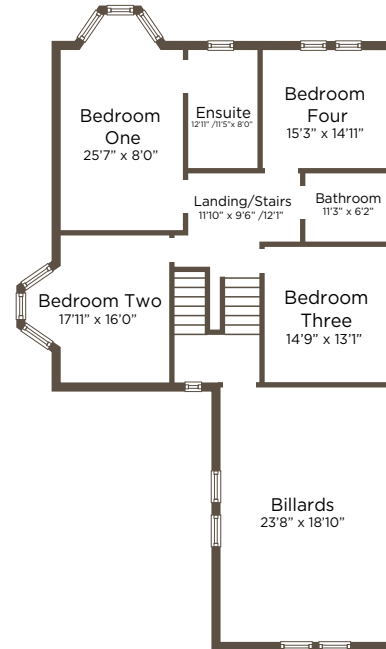
From our Shawlands office proceed South bound on Kilmarnock Road turn right at St Margaret's Church on to Newlands Road at the next set of lights turn right onto Langside Drive. Proceed southbound on Langside Drive, number 50 stands on the right at the corner of Quadrant Road.

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50 Langside Drive, Newlands, G43 2QT



■ Ground Floor



■ First Floor

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

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