

Langside

The Chroma Development, 2/3, 18 Prospecthill Grove



c o r u m

www.corumproperty.co.uk



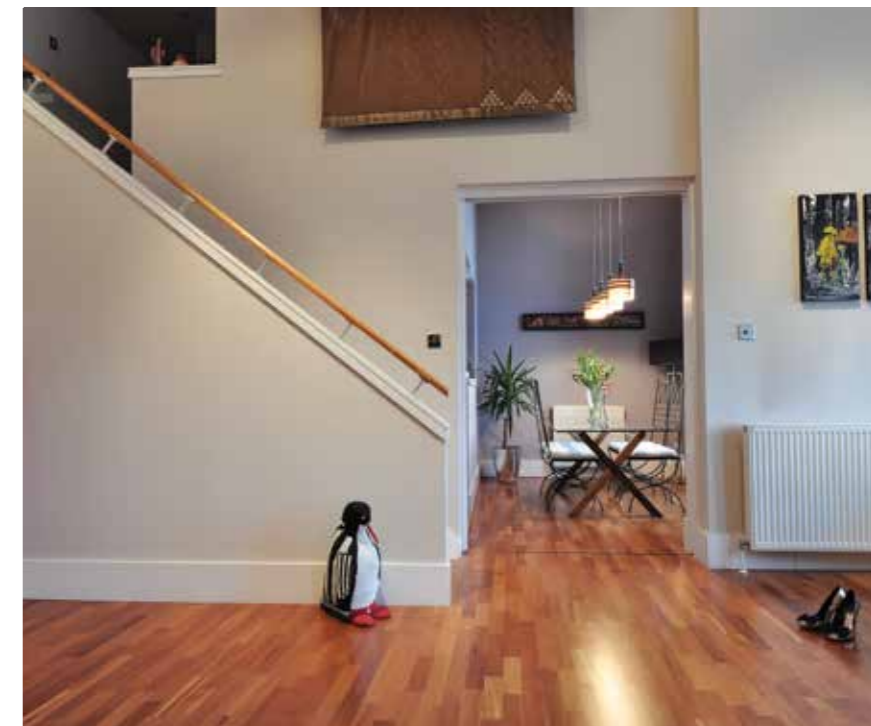
An outstanding and highly unique penthouse within the “B” listed landmark Chroma Development.

■ Property Description

Originally built IN 1868, Langside College is constructed in pink and blonde sandstone under a pitched, French Pavilion style roof. The B-listed “Prospect House” was reconfigured circa 2003 and comprehensively refurbished by Abbey Developments into 56 individual and highly bespoke homes.

Apartment 2/3 is one of only three penthouses within the development, each being of individual design and layout. The complete accommodation extends to original entrance vestibule/atrium and stairwell leading to second floor level, private welcoming hallway, substantial main lounge open plan to dining room, open plan modern fitted kitchen, contemporary shower room and large walk-in cupboard/office. A stairwell leads to attic level revealing significant master bedroom with dedicated dressing room and luxury en-suite bathroom and further double sized guest bedroom. A separate bespoke stair from the main living area leads to a mezzanine level office/study, which could also double up as an occasional bedroom three.

The specification includes gas central heating refurbished original style windows and security controlled door entry system. The building sits within well maintained landscaped residents grounds with private residents parking.





■ Local Area

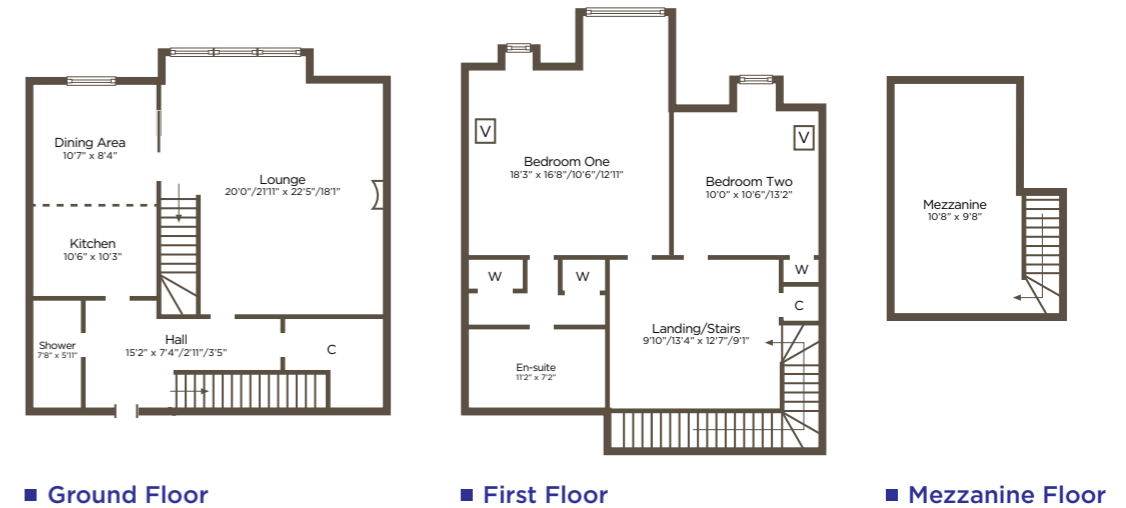
The property is positioned within walking distance of shops and amenities upon Battlefield Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are found in central Shawlands and at the Marks and Spencer's store at Queens Park, the Morrison's store at Crossmyloof or Newlands, Wholefoods Store in Giffnock, The Avenue shopping mall in Newton Mearns or the shopping mall at Silverburn Pollok, a short drive to the South West.

Recreational pursuits are varied in nearby Queen's Park which has nature walks/trails, all-weather football pitches and tennis courts, a Glasshouse and a fortnightly farmer's market.

Schooling is available locally at primary and secondary levels. Frequent public transport provides rapid commuter access to the city centre. The local railway station is approximately 50 yards walk (Mount Florida).

■ Directions

From Shawlands cross proceed east along Langside Avenue adjacent to the Park, cross the Battlefield monument / roundabout and down Battlefield Road towards Langside. At the Battlefield Rest/traffic lights veer left on to Prospecthill Road, proceed East along Prospecthill Road through the next set of traffic lights, after the Langside College Campus turn first right in to Prospecthill Grove, continue round the back of the building to the front (entrance number 18) continue through the vestibule/atrium to second floor level. Apartment 2/3 is positioned centrally at second floor level, facing the front.



SS2292. EER Band C

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

Langside

The Chroma Development, 2/3, 18 Prospecthill Grove, Langside, G42 9LD



- For more information please contact our Shawlands Office.

247 Kilmarnock Road

Shawlands G41 3JF

Tel: 0141 636 7588

Fax: 0141 636 7589

shawlands@corumproperty.co.uk

www.corumproperty.co.uk



A member of



We believe these details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule. Photographs are produced for general information and it must not be inferred that any item is included for sale with the property. Corum is a trading name of The Corum Partnership, 20 Blythswood Square, Glasgow G2 4GB.



c o r u m