



 **clyde**
PROPERTY

'SORRENTO'
142 TERREGLES AVENUE
POLLOKSHIELDS G41 4RU



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A substantial seven bedroom red sandstone detached villa dating from circa 1900 which is set in extensive garden grounds located in the heart of Pollokshields. The property offers extremely spacious and flexible accommodation within 11 main apartments set over two levels. Internally the property boasts a plethora of period details including stunning ceiling cornice work, woodwork and stained glass. Externally the property features a superb large private rear garden, driveway with ample space for several vehicles and a separate garage.

AT A GLANCE

Seven Bedrooms
Eleven Principal Apartments
Master Ensuite
Red Sandstone Detached Villa
Driveway
Separate Garage

THE FINEST DETAIL

Gas Central Heating
Double Glazing
Large Cellar
Period Features
Three Bathrooms
EPC Band D

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lounge with fireplace, generous bay windowed dining room and a sizable bay windowed family room. There is a separate dining room to the rear of the house, a modern kitchen accessing the family room and featuring back door access to the side of the house, a utility room and an additional downstairs shower room.

The original staircase leads up to a landing with main bathroom off, and then splits leading up to the upper floor. To the right there is a large landing, accessing four large double bedrooms, the master boasting a bay window and ensuite bathroom, and a storage cupboard housing a fixed stair up to a converted loft. To the left there is a hallway accessing a further three bedrooms, two good sized doubles and a smaller double.

There is also a vacuous cellar accessed by stairs spanning the entire footprint of the house offering ample storage provision.

The property features gas central heating, double glazing and a range of original period features including wood panelling, and beautiful

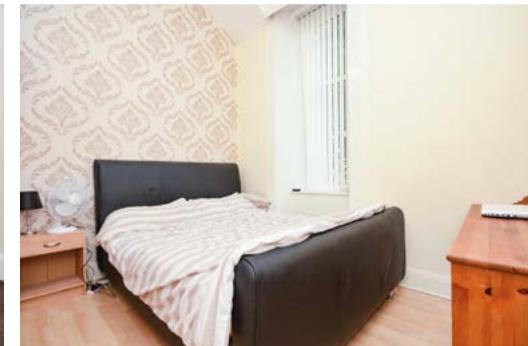
ceiling cornicework. Externally the property sits within generous a level grounds enclosed by stone walls and various mature trees. Gates allow access to a large driveway and separate garage.

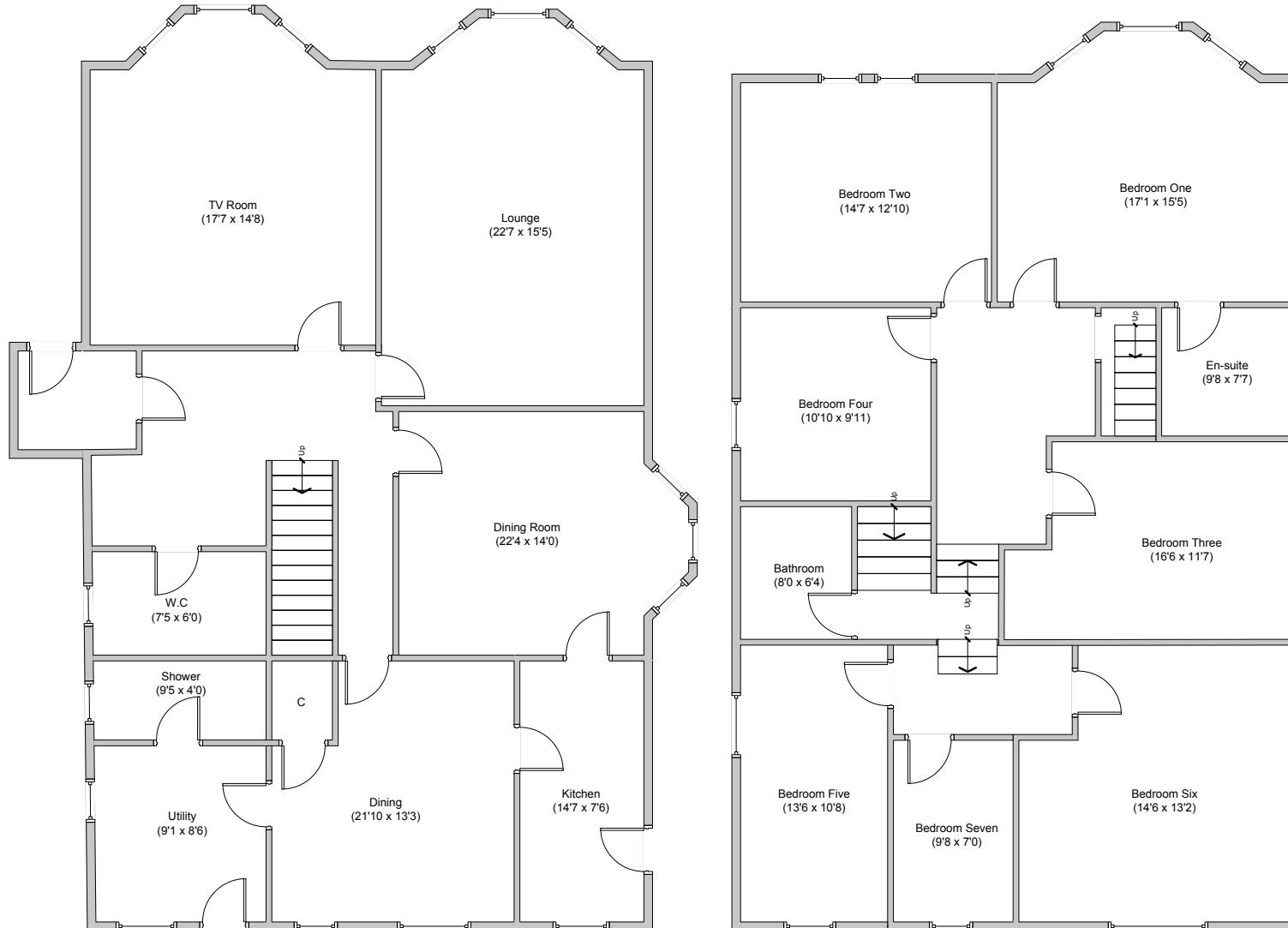
Situated within the highly desirable south side locale, the property is positioned within close distance of shops, delicatessens and restaurants of Nithsdale Road/Kildrostan Street with banking in Pollokshields and Morrisons at Crossmyloof. Shawlands, approximately 1 mile away offers a more diverse range of facilities including supermarkets, bars and further cosmopolitan restaurants. The property enjoys close proximity to both upper and lower schooling of the highest regard and recreational activities can be pursued at nearby Maxwell Park, Pollok Park and Queens Park. The area benefits from frequent bus, rail and underground services connecting Pollokshields with Glasgow City centre and other surrounding areas. Access to the M8, M77 and M74 motorway networks make it an ideal location for commuting throughout the central belt and to Glasgow Airport.











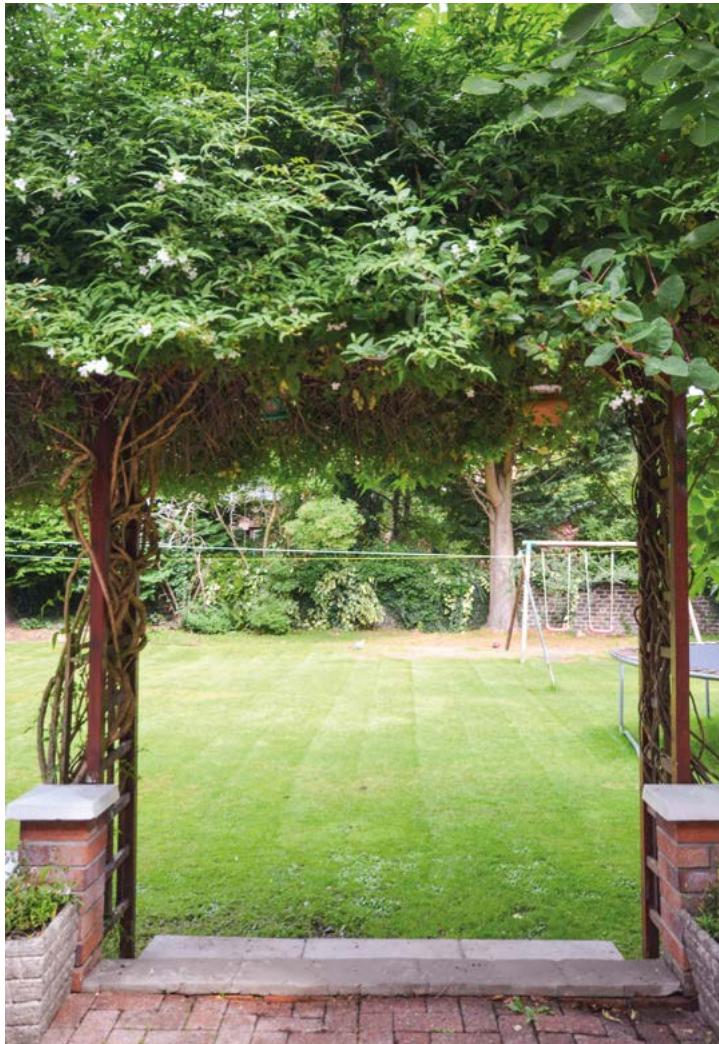
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EPC Band D

Approx gross internal area 3100 sqft | 288 sqm

Property reference JM8382

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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