

# Newlands

26 Quadrant Road



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■ **Situation**

Set within extensive established grounds at the corner with Quadrant Road and Airlour Road a highly distinctive attached red sandstone villa originally dating from 1910/1915 or thereby. This highly unique family home enjoys full 180 degree views from East onto Quadrant Road itself, through to direct Westerly views at the rear over Newlands Park. Internally the property boasts highly versatile family accommodation within 8 principal apartments formed over two original levels. A wealth of period detailing is retained/ displayed, most notably ceiling cornice work, wood work, fire places and stained/leaded glass. Early internal inspection is absolutely imperative to appreciate this highly unique family home.





### ■ Accommodation

The complete accommodation extends to delightful covered entrance portico, entrance vestibule and broad welcoming hallway with feature staircase leading to first floor. The main hallway allows access off to all apartments on the ground floor, has a useful walk-in cloakroom and WC . Utterly charming double aspect, corner windowed formal lounge with fireplace detail and leaded glass features, box bay windowed formal dining room, comfortable family sitting room with feature window/roof light detail to rear, snug/study, beautiful appointed Homes & Gardens style breakfasting kitchen enjoying open Westerly aspects across rear gardens and beyond towards Newlands Park.

A staircase from the rear hall allows passage to lower ground floor level revealing dedicated utility room, large integral garage, extensive sub floor cellarage and access to gardeners wc. This area would convert to granny flat/teenager wing subject to relevant planning consent.

The original staircase leads through half landing to first floor, galleried upper landing with original ceiling cupola, corner bay windowed double aspect master bedroom with en-suite shower room and leaded glass detailing, box bay windowed guest bedroom, bedroom three, bedroom four and large main family bathroom.

The specification includes gas central heating; the property affords extensive storage within an undeveloped attic space and at lower ground floor level. The position of this home, its layout and inherent charm guarantee that number 26 provides an ideal framework for a highly successful family home going forward.

### ■ Surrounding Area

The property is positioned within walking distance of shops and amenities upon Kilmarnock Road and Fenwick Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are found at the Marks and

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Spencer's store at Queens Park, 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 including large municipal parks (Newlands Park, approximately 75 yards walk), Queen Park where nature walks/trails, all weather football pitches and tennis courts, Glasshouse, a fortnightly farmers market is held and Pollok Country Park where Pollok House and the world famous Burrell collection and Bellahouston Ski and Sports centre is available.

Schooling is available locally at primary and secondary levels. There are also a number of pick up points for Glasgow's leading independent schools. Local railway station approximately 350 yards walk (Langside).The M77 Connects the South side of Glasgow to Scotland's motorway network, Glasgow International airport, the Clyde Coast and beyond.

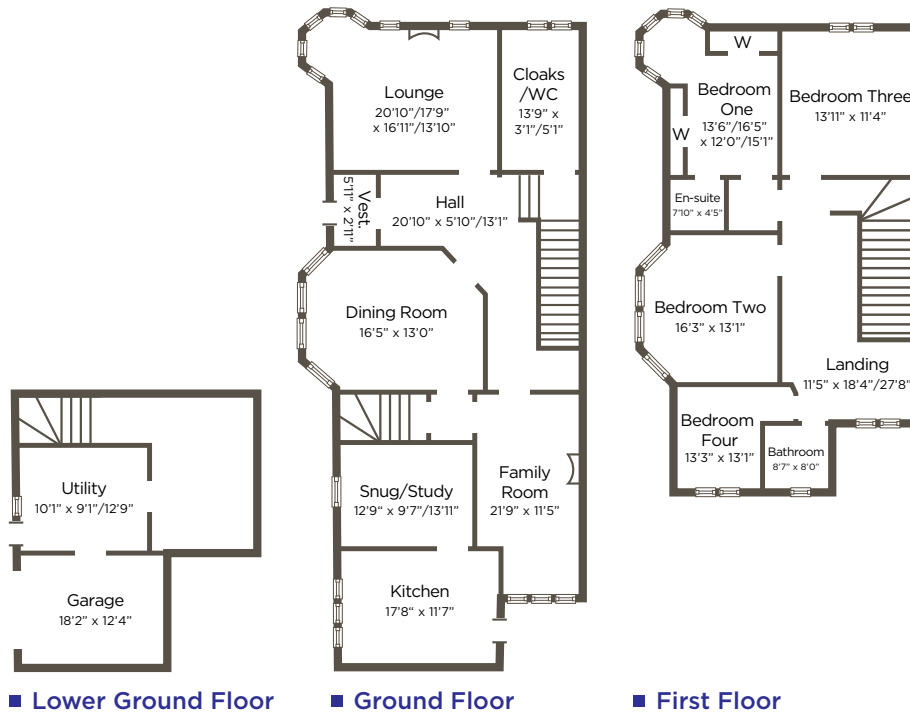
### ■ Travel Directions

From our Shawlands office proceed South bound past St Margaret's Church continue in to Newlands turning second left into Carloverock Road, proceed East along Carloverock Road past the park turning 1st right on to Lubnaig Road, continue past the entrance to the Park turning hard left into Airlour Road, proceed to the top of the hill, number 26 Quadrant Road, stands immediately on the right at the junction with Airlour and Quadrant Road.

Alternatively from the city centre proceed South bound over the Kingston Bridge, West along the M8 veering left onto the M77 leave at junction 1 and continue left along Dumbreck Road. Proceed through the traffic lights veering right continue along Hags Road under the railway bridge and on towards the main Pollokshaws roundabout, turn left onto Netherauldhouse Road, proceed East along Netherauldhouse Road through both sets of traffic lights, through Auldhouse and towards Merrylee Road, at the next set of traffic lights turn left on to Kilmarnock Road, turn third right in to Carloverock Road and proceed as before.

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26 Quadrant Road, Newlands, G43 2QR



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

- 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](mailto:shawlands@corumproperty.co.uk)  
[www.corumproperty.co.uk](http://www.corumproperty.co.uk)



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