



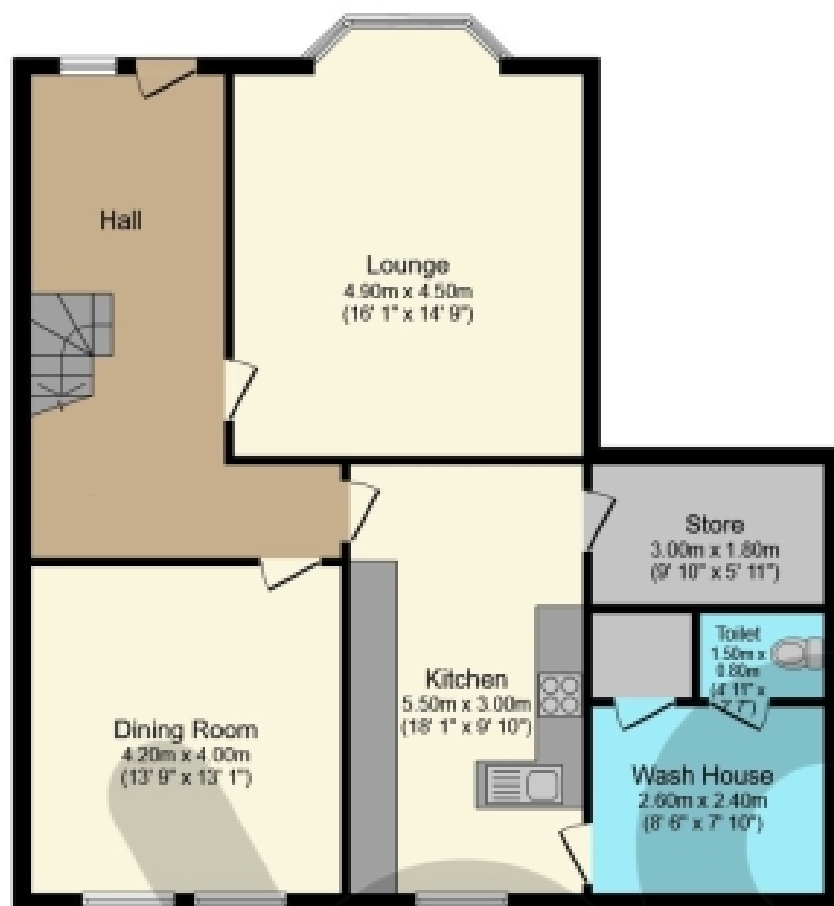
**Glencoe, 31 Monreith Road, Glasgow**

**Offers Over £650,000**

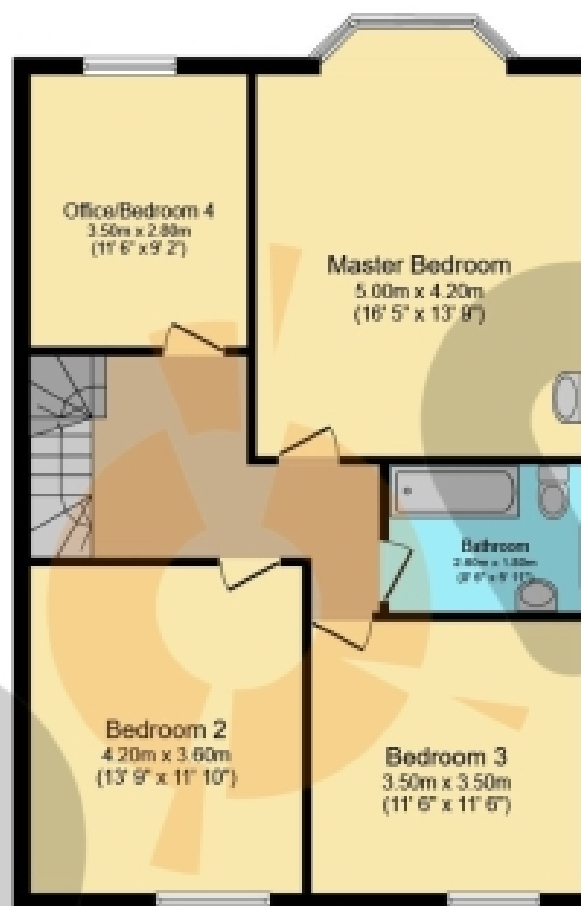




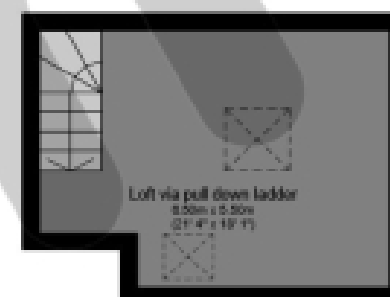




**Ground Floor**  
Floor area 92.8 sq.m. (999 sq.ft.)



**First Floor**  
Floor area 75.8 sq.m. (816 sq.ft.)



**Second Floor**  
Floor area 35.8 sq.m. (385 sq.ft.)

**Total floor area: 204.3 sq.m. (2,199 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*STUNNING SANDSTONE VILLA \* MANY CLASSIC PERIOD FEATURES THROUGHOUT \* IMPRESSIVE DIMENSIONS \* SUBSTANTIAL FLOORED LOFT SPACE \* EXTENSIVE MANICURED GARDENS \*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Nestled in the highly sought-after Newlands locale of Glasgow, Monreith Road is renowned for its charming sandstone properties with 'Glencoe' located at No. 31 being no exception-this beautiful semi-detached villa exudes character and elegance, offering a timeless blend of warmth and charm.

Within walled gardens, Glencoe welcomes you with an extensive driveway and a beautifully manicured lawn, leading to its elegant entrance. Stepping through the stunning stained-glass door, you're greeted by a grand reception hallway of stunning solid oak; the perfect introduction to this fine family home.

The lounge captivates with its generous proportions, soaring ceilings, and intricate deep cornicing combined with the beautiful sash and case bay window formation and focal-point fireplace, creating a warm and inviting space for the entire family to enjoy.

The well-appointed kitchen features a range of wall and base-mounted cabinetry, ample workspace and space for dining, creating a functional setting. The kitchen further benefits from quality integrated appliances, including a four-ring electric cooker, oven, fridge, and dishwasher. Adjacent to the kitchen, there is an additional family room, previously used as a play room by our clients, plus a convenient utility room providing additional storage and extra worktop space.

The formal dining room provides a versatile space, ideal for use as a home office or additional ground-level bedroom if required. Completing this level, off the utility room is a convenient W.C.

On the upper level are four generous double bedrooms offering a flexible space for a multitude of uses. Completing the first floor is a three-piece family bathroom comprising bathtub with overhead shower, W.C. and wash hand basin.

No. 31 features a spacious, floored loft with both a skylight and a Velux window, offering not only excellent storage but also the potential for flexible living space subject to the relevant planning requirements.

To the rear of the home is an extensive garden space, fully enclosed and predominantly laid to lawn; the garden is the perfect space for children and pets alike.

An extensive driveway provides safe off street parking for a number of vehicles. There is also a particularly large timber garage which is plumbed, has lighting and electrics, as well as a convenient inspection pit.

Langside Train Station is closeby, where a regular train service will have you in Glasgow City Centre in under 15 minutes. There are also regular bus services, and Newlands provides a broad range of excellent shopping facilities, supermarkets, restaurants, bars, and numerous recreational facilities and is in close proximity to Newlands Park. Silverburn shopping Centre is less than a 10-minute drive and provides an extensive range of shops, restaurants, and supermarkets.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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