

# 16 Kilmailing Road

CATHCART, GLASGOW, G44 5UJ



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Rarely Available blonde sandstone mid-terrace home with  
4 bedrooms, a truly outstanding family home*



McEwan Fraser Legal are delighted to present to the market this exceptional 4-bedroom terraced Victorian sandstone house that exudes timeless elegance and provides a haven for families seeking comfort, space, and character. Boasting a harmonious blend of classic architecture and modern amenities, this residence promises to fulfil all your family's desires, nestled within a serene and historic part of the city.

Step back in time and be enchanted by the ornate Victorian details that grace the exterior and interior of this home. From the intricately carved sandstone facade to the original cornice details and ceiling roses, the property's timeless charm is sure to captivate all who visit.

## THE LOUNGE



The interior layout has been thoughtfully designed to accommodate the needs of a growing family. The generously proportioned living spaces offer ample room for relaxation, entertainment, and quality family time. The separate dining room has ample space for a table and chairs and is the perfect place to gather family to enjoy meals and share conversations.

# THE DINING ROOM



# THE KITCHEN



While preserving its historical charm, this Victorian gem has been tastefully updated with modern conveniences. Expect to find a well-appointed kitchen with ample work surfaces and food preparation areas. The kitchen also allows access to a handy two-piece WC as well as access to the rear garden.





On the first floor, there is a contemporary bathroom and shower room. The property also boasts four spacious and inviting bedrooms, offering each family member their own private sanctuary. Whether it's a child's imaginative realm, a teenager's retreat, or a master suite for the parents to unwind, this home has it all.

A home designed for families, needs to cater to storage requirements. This property features ample storage spaces throughout, ensuring a clutter-free and organized living environment. Energy-efficient fixtures strike the perfect balance between old-world charm and modern functionality.

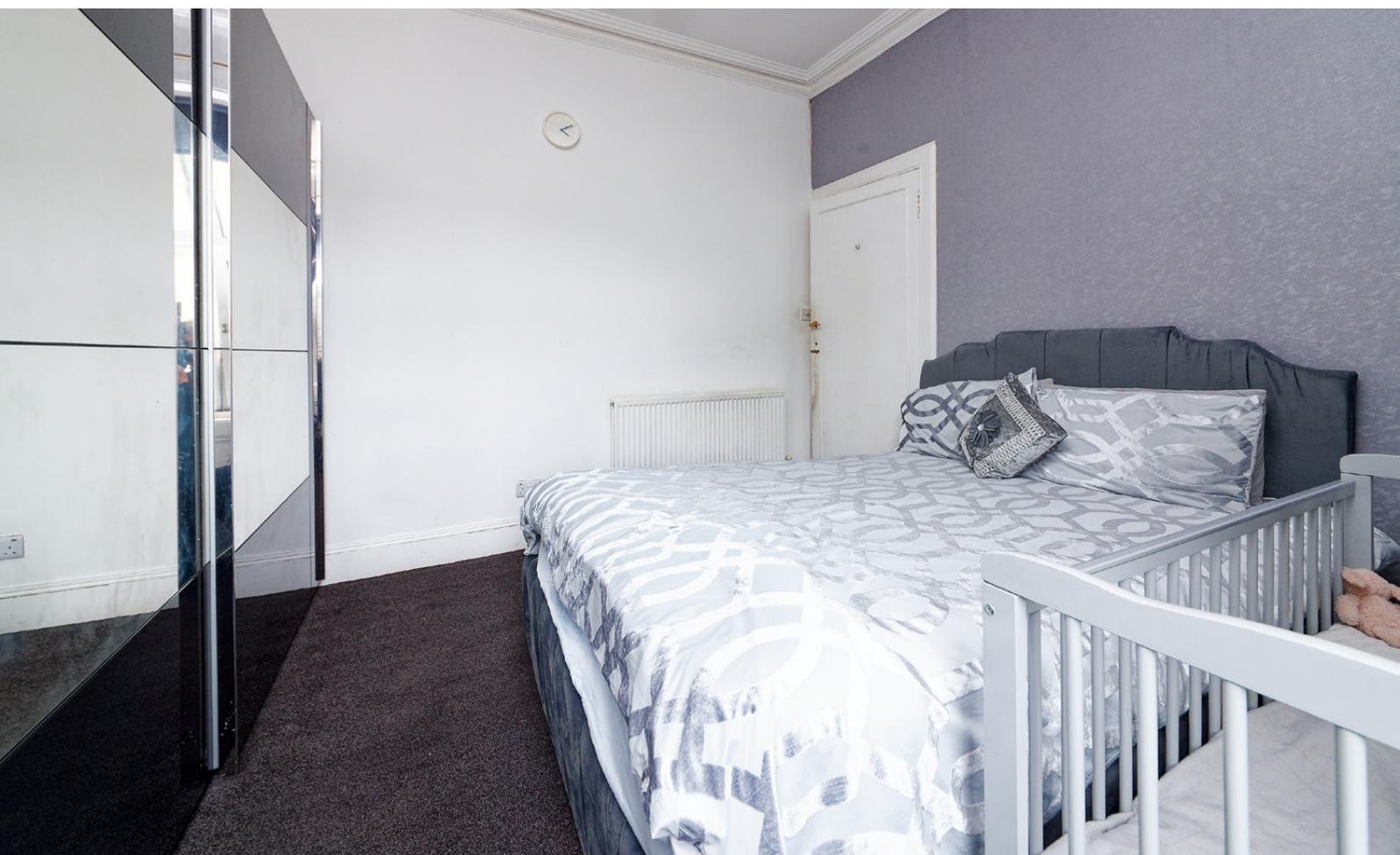
## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



Step into the lovely private garden and discover a peaceful oasis where children can play freely, and adults can host memorable gatherings. The outdoor space provides a perfect blend of tranquillity and greenery, allowing you to escape the hustle and bustle of everyday life.

In summary, this 4-bedroom terraced Victorian sandstone house is a true embodiment of family living at its finest. Timeless elegance, modern amenities, and a charming outdoor space converge to create an irresistible abode for families seeking a forever home. Don't miss this incredible opportunity to embrace a lifestyle of comfort, convenience, and community. Schedule a viewing today and envision your family's future in this remarkable Victorian haven.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



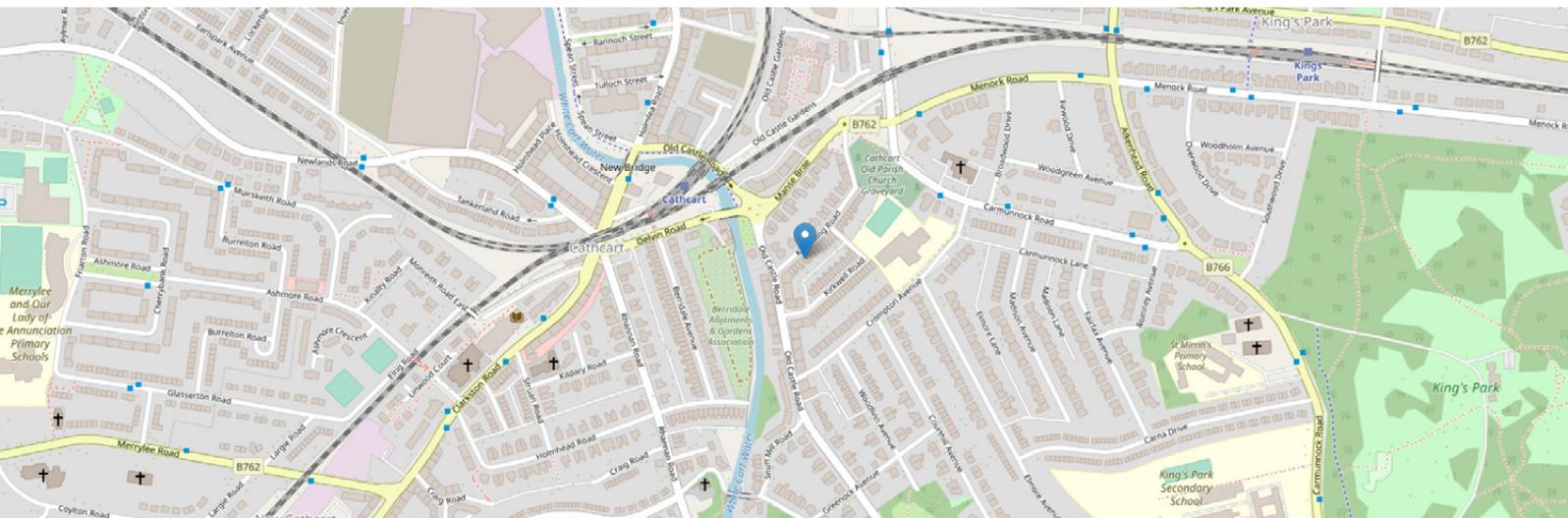
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.55m (14'11") x 4.20m (13'9")
Dining Room	4.85m (15'11") x 3.45m (11'4")
Kitchen	3.20m (10'6") x 2.30m (7'7")
WC	1.60m (5'3") x 1.25m (4'1")
Bedroom 1	4.75m (15'7") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")

Bedroom 3	3.05m (10') x 2.45m (8'1")
Bedroom 4	3.50m (11'6") max x 2.45m (8')
Bathroom	3.50m (11'6") x 1.40m (4'7")
Shower Room	1.60m (5'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 130m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £4800.00



# THE LOCATION

Kilmailing Road in Glasgow's South Side truly is a perfect place to live, it's one of the most sought-after pockets in the city. The property is within walking distance of shops and amenities on Old Castle Road and Clarkston Road where coffee shops, newsagents and restaurants can be found.





More extensive amenities are available at the Sainsbury's store in Muirend, the Morrisons store in Newlands or Giffnock. Local recreational pursuits are namely at Linn Park, Queens Park or Pollok Country Park.

Schooling is available locally at both primary and secondary levels. The local railway station at Cathcart is approximately 500 yards walk whilst a number of frequent bus routes are available on Clarkston Road.



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