



Detached Villa

The Oaks, 40 Newlands Road, Newlands, G43 2JD



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

McSparran McCormick are proud to present to the market this stunning Grade B listed detached villa, which is set within delightful garden grounds and which offers extremely spacious and flexible accommodation over three levels.

A sweeping driveway leads to the main entrance, where a vestibule opens out to a large reception hall with feature timber wall panelling. There is a spacious sitting room with ornate coving and ceiling detail as well as a feature fireplace and a door leading to the sun room. There are three double bedrooms on this level, one of which could alternatively be used as another family room or playroom if required. There is also a family bathroom.

An impressive carpeted staircase leads down to the lower basement level, where there is a spacious drawing room with feature fireplace and ceiling detail, large dining kitchen with a range of base and wall mounted storage units, utility room, cellar, store, shower room and further bedroom that could be used as a formal dining room. There is also a direct entrance to this level from the gardens to the side of the property.

Going back up to the ground floor reception hall, a carpeted staircase also leads up past a beautiful stained glass window to an impressive first floor landing off of which there are five double bedrooms, a second family bathroom, shower room and separate toilet, which is also en suite to one of the bedrooms. This truly unique property is in need of internal modernisation. However, as well as the spacious and flexible accommodation, it offers a wide range of period features throughout, including ornate plasterwork, hardwood timber panelling, beautiful fireplaces and stained glass windows.

This impressive property, which boasts a number of unique architectural features, is set within extensive mature garden ground, incorporating well manicured lawns and the red gravel driveway leading to the entrance. The gardens are well stocked with a variety of mature shrubs and trees, whilst a further driveway leads to the garage.

The property occupies a substantial corner plot at the junction of Newlands Road and Langside Road within the heart of Newlands, a much sought after leafy suburb to the south of Glasgow. Nearby amenities include parks and local shops, whilst Newlands position

allows for easy access to the surrounding districts of Giffnock, Shawlands and Pollokshields, where there are further extensive shopping and recreational facilities available. There are excellent road links, whilst regular bus services and nearby Langside railway station provide regular services to surrounding districts and the city centre.

MEASUREMENTS

RECEPTION HALL

SITTING ROOM

SUN ROOM

BEDROOM SIX

BEDROOM SEVEN

BEDROOM EIGHT

BATHROOM ONE

LOWER LEVEL HALL

DRAWING ROOM

DINING KITCHEN

UTILITY ROOM

BEDROOM NINE

SHOWER ROOM

CELLAR

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

EN SUITE TOILET

BEDROOM FOUR

BEDROOM FIVE

BATHROOM TWO

SHOWER ROOM

24'11" x 20'8"

11'10" x 7'3"

15'9" x 15'5"

16'7" x 12'10"

13'5" x 11'6"

17'10" x 4'11"

19'8" x 19'4"

15'9" x 14'1"

9'8" x 6'3"

13'5" x 11'6"

6'11" x 3'11"

13'1" x 12'2"

21'6" x 14'3"

14'3" x 13'9"

16'11" x 11'5"

4'3" x 4'1"

13'5" x 11'6"

12'10" x 8'6"

9'8" x 7'0"

7'9" x 3'11"

EPC

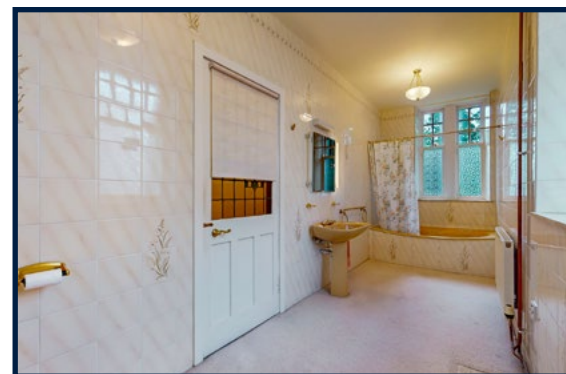
Band "E"

VIEWING

McSparran McCormick 0141 248 7962

DATE OF ENTRY

Negotiable

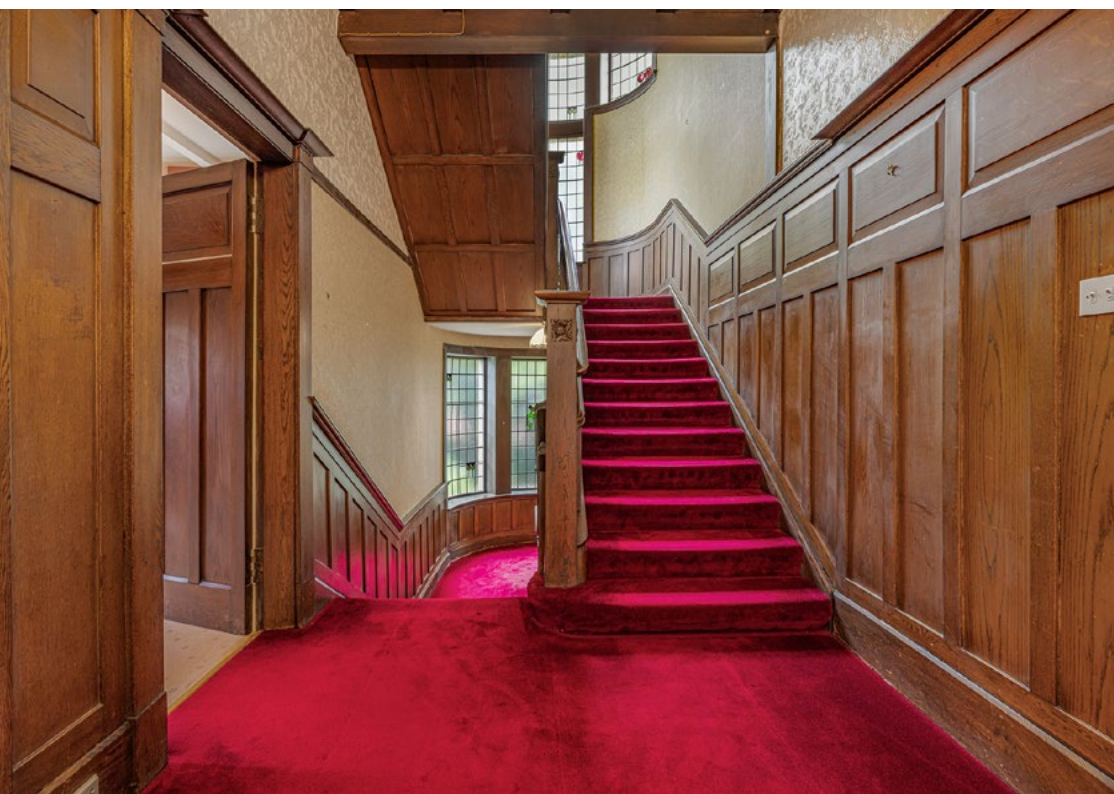


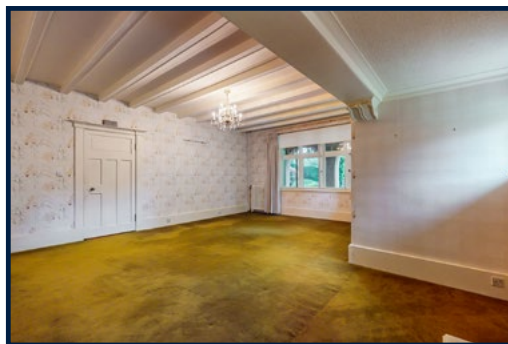
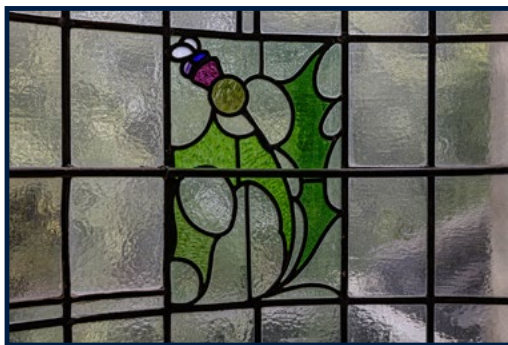
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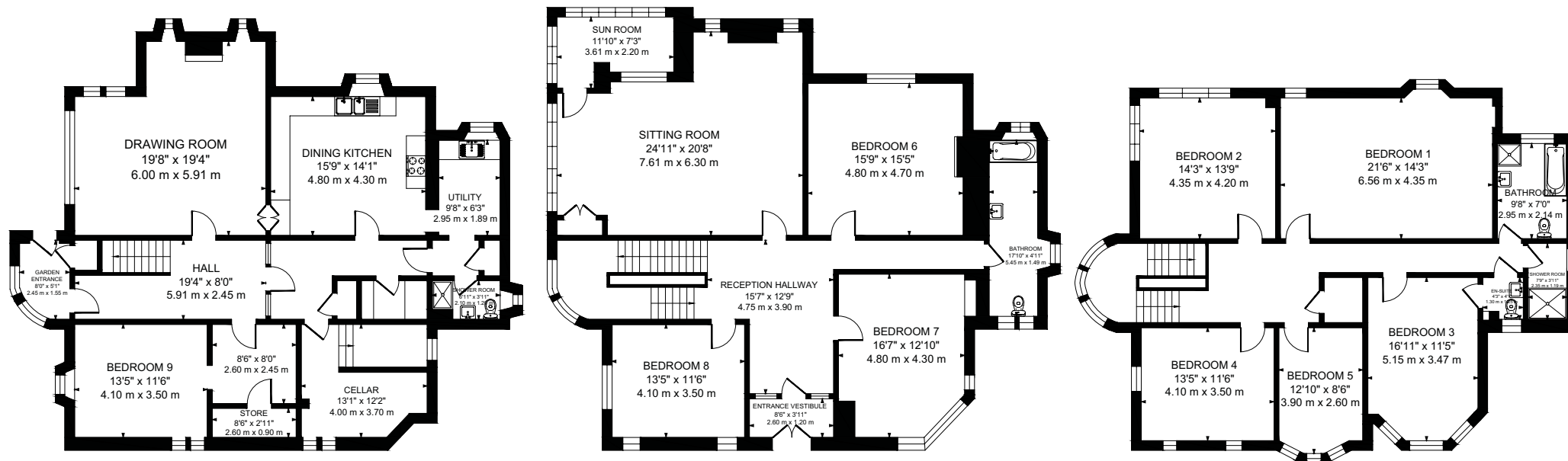


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GROSS INTERNAL AREA
 FLOOR 1 : 1489 sq ft - 138 sq m
 FLOOR 2 : 1692 sq ft - 157 sq m
 FLOOR 3 : 1391 sq ft - 129 sq m
 TOTAL : 4572 sq ft - 424 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.



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