

# 41 Kintore Road

NEWLANDS, GLASGOW, G43 2AW



*Immaculate four-bed detached home, set in a quiet street - Newlands, beautifully presented, driveway*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to introduce to the market this stylish and impressive four-bed detached family home. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in the popular area of Newlands, the property is offered to the market in immaculate condition.

# THE LOUNGE



The accommodation consists of a welcoming hallway, with an adjacent WC. The bright and airy lounge is a relaxing place to sit at the end of a long day and offers flexibility for various furniture layouts.



# THE KITCHEN/DINER



The hallway leads to a modern well-appointed kitchen/diner. This lovely hub of the family home benefits from an extensive range of fitted units with a gas hob, double electric oven, integrated dishwasher and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal. The dining area easily accommodates a family-sized dining table and the light floods in from the large French doors. The utility space caters well for the family's washing requirements and houses the washing machine.





The family bathroom is fresh and bright, with a white suite consisting of a mains shower over the bath. There are four good-sized bedrooms within this lovely home, all have plenty of room for freestanding furniture, and two have built-in wardrobes. The large master bedroom as you would expect has a beautiful en-suite with a standalone Quadrant shower cubicle with an electric shower.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3



# BEDROOM 4





The home is kept warm, comfortable and secure via double glazing and gas central heating. The back garden is low maintenance and both pet and child-friendly, with a large decked area offering the perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the front aspect, with a two-car mono-blocked driveway.

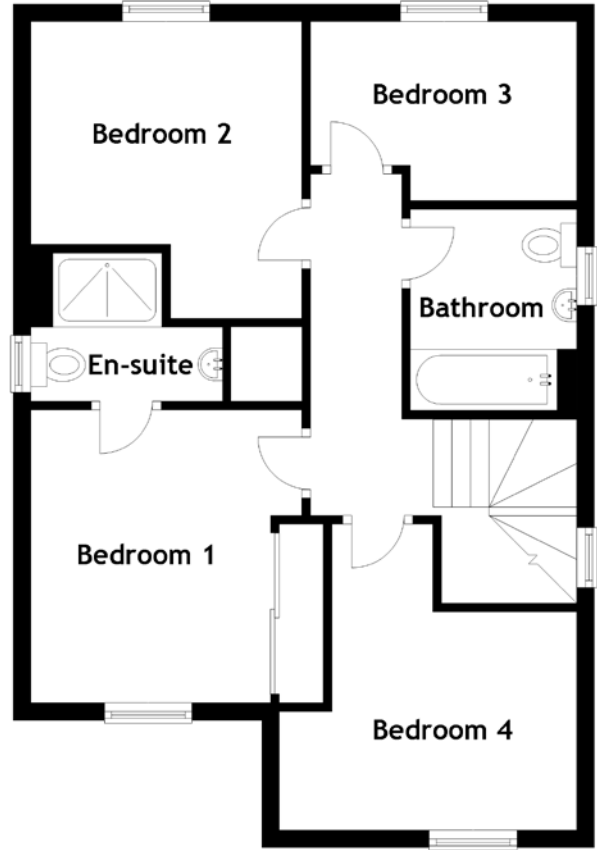
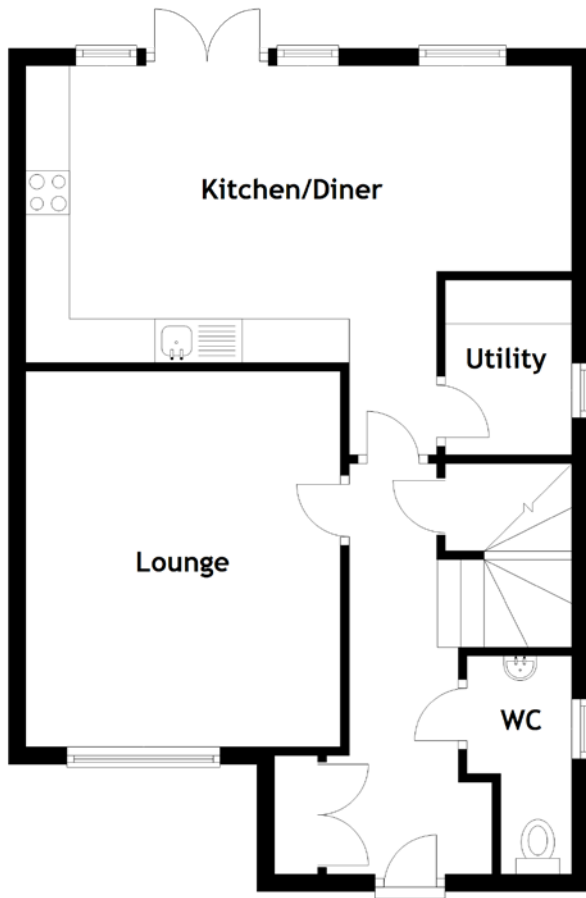
Some properties tick all the boxes and this is certainly one of them. Early viewing is strongly advised for anyone seeking a stunning home, in a great location, with all the hard work already done.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



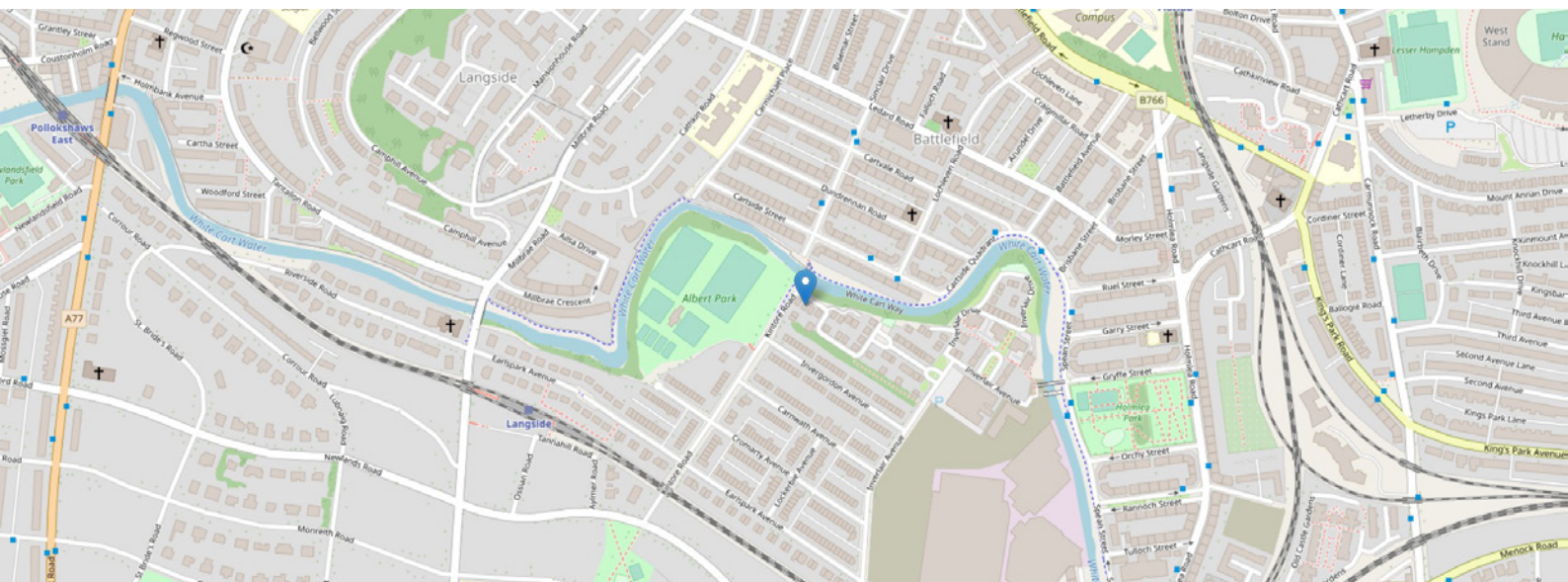
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")
Kitchen/Diner	6.25m (20'6") x 3.40m (11'2")
Utility	2.00m (6'7") x 1.45m (4'9")
WC	
Bathroom	2.30m (7'7") x 1.90m (6'3")
Bedroom 1	3.35m (11') x 3.10m (10'2")
En-suite	2.20m (7'2") x 1.70m (5'7")

Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.05m (6'9")
Bedroom 4	3.50m (11'6") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>  
EPC Rating: B

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation. Blinds included.





# THE LOCATION

The property is well positioned for all nearby amenities including coffee shops, restaurants and delicatessens. More extensive amenities can be found at the Sainsbury's store at Muirend, Morrisons store at Giffnock, Whole Foods store in Giffnock, The Avenue shopping mall at Newton Mearns or the shopping mall at Silverburn/Pollok, a short drive to the west. The property is also within close proximity to the Shawlands area with easy access to the café's, bars and restaurants available. Cathcart (5 minute walk) and Kings Park (15 minute walk) train stations are close-by.







Recreational pursuits within the area are varied, including well-maintained municipal parks, health clubs/gyms, and golf courses both public and private. Linn Park is within close proximity (nature walks/trails and 18-hole municipal golf course).

Schooling is available locally at both primary and secondary levels. There are also a number of pick up points in the South Side for Glasgow's leading independent schools.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.