

# Flat 1/2,3 Newark Drive

POLLOKSHIELDS, GLASGOW, G41 4QJ



*SUBSTANTIAL 5-APARTMENT FLAT LOCATED ON  
ONE OF THE PREMIER ROADS IN POLLOKSHIELDS*



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McEwan Fraser is delighted to present this substantial 5-apartment flat located on one of the premier roads in Pollokshields. The flat enjoys a preferred first-floor position in a traditional blonde sandstone tenement building. A well-loved home for several decades, the property represents a fantastic opportunity for a buyer who is keen to make a significant impact on their new home.



The building is accessed via a secure door entry system which opens into a well-maintained close which is a tell-tale sign of a well-managed self-factored building. Climbing to the first floor, the flat is entered through double storm doors and an entrance vestibule. Internally, you will find a property which has retained a wealth of period features including beautiful woodwork, fireplaces, and ceiling cornice work.

The accommodation is arranged around a broad central hallway that leads to the main living room which boasts a bay window and a corner position. A closer look at the bay window reveals traditional sash and case windows which have been thoroughly upgraded in recent years. The proportions on offer will give a new owner near-endless flexibility as they create their ideal entertaining space.

A further stunning apartment is currently utilised as a formal dining room but could easily be considered as the master bedroom. With excellent levels of natural light, beautiful ornate cornice work, and a feature fireplace, it is a truly magnificent space.

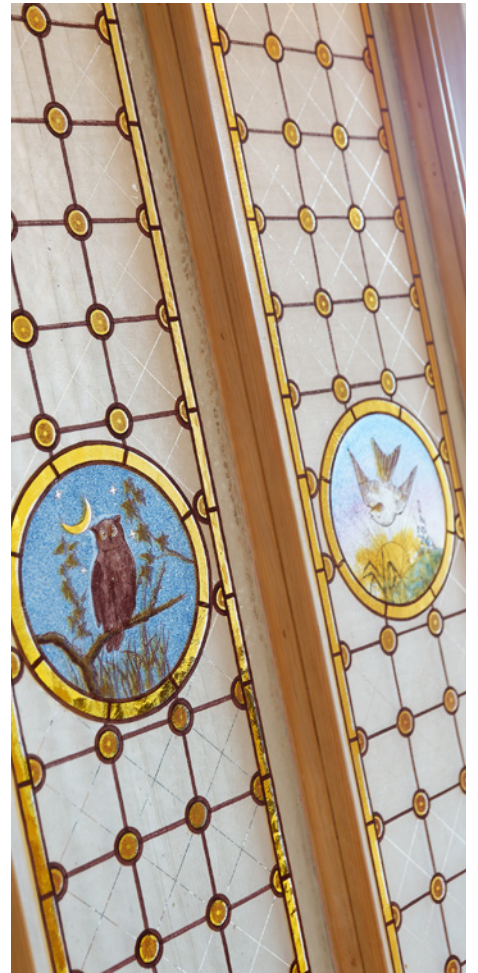






**Dining Room**







There are three generous double bedrooms that all retain period features including their fireplaces. All three bedrooms have ample space for a full suite of free-standing bedroom furniture.





**Bedroom 2**







**Bedroom 3**

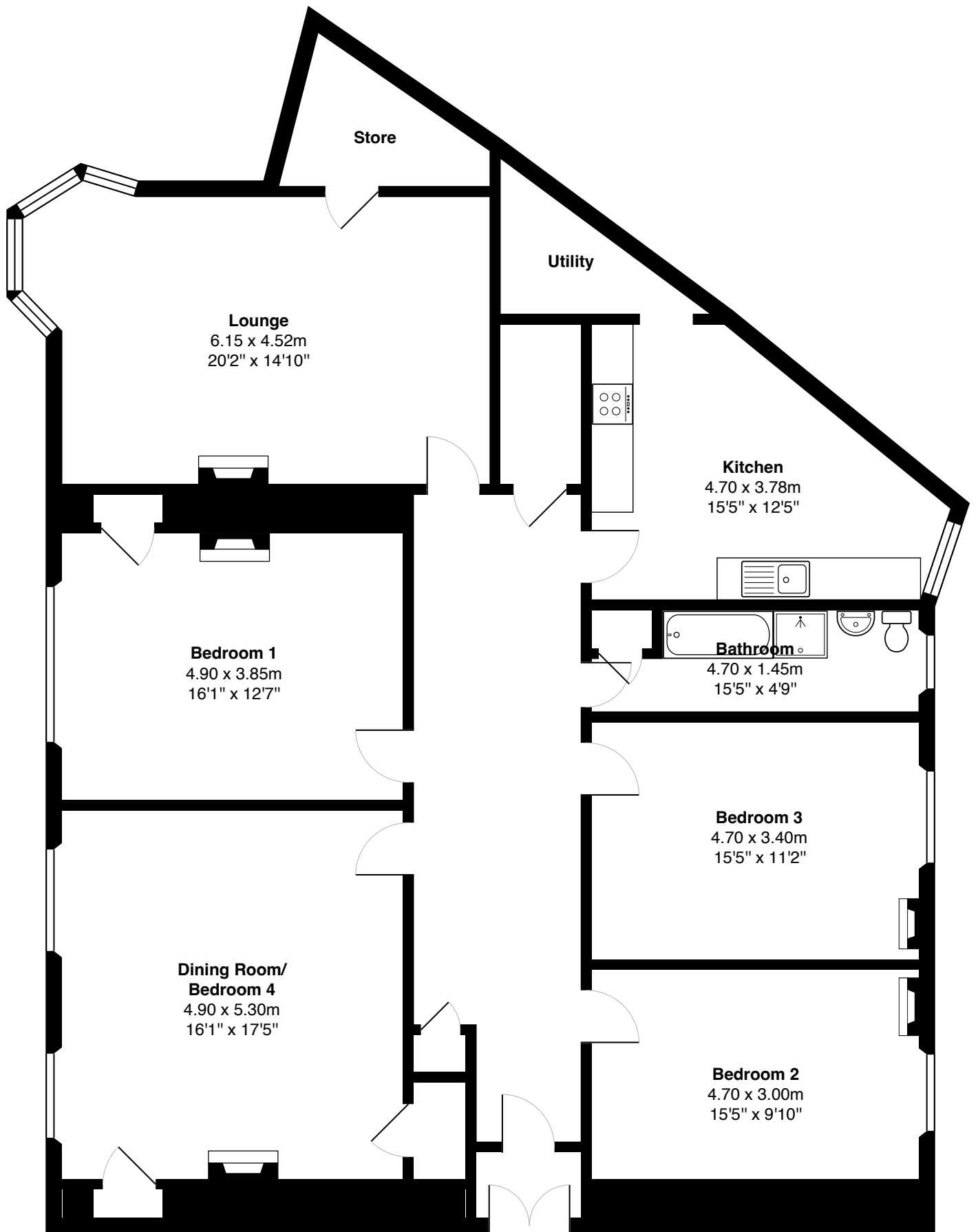




The accommodation is completed by a generous kitchen breakfast room with an attached store room and a bathroom.







Gross internal floor area (m<sup>2</sup>): 165m<sup>2</sup>

EPC Rating: C



The property further benefits from a well-maintained communal garden with drying green to the rear of the building. There is communal cellar space as well as individual cellar storage.





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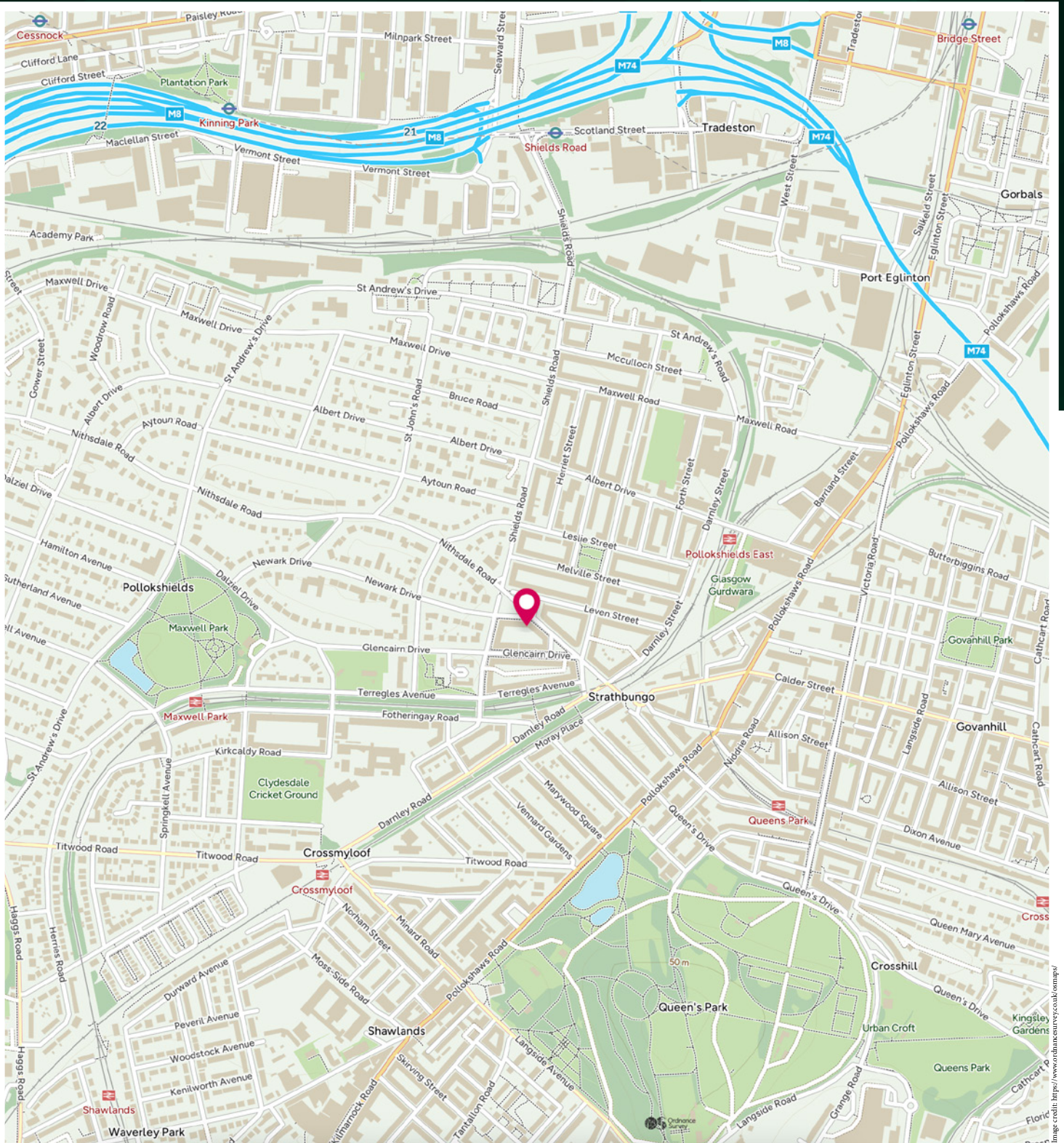
Pollokshields has evolved over the last 150 years as one of the finest suburbs in the city of Glasgow. Its development was promoted by the original landowners, the Maxwells of Nether Pollok, who had been resident in Pollok House since the 18th century. Newark Drive is a sought-after street that connects Nithsdale Road with the beautiful open spaces of Maxwell Park. Nowadays, Pollokshields is one of the most popular areas anywhere in the West of Scotland. The combination of amenities and transport links is second to none. The area has highly reputable primary and secondary schooling, with private schooling available locally at Hutchesons' Grammar School. Additional pick-up points are available for Glasgow Academy, Kelvinside Academy, High School of Glasgow, Belmont House and St Aloysius College.

Newark Drive is within walking distance of popular amenities in Pollokshields and Strathbungo where thriving coffee houses, restaurants, gastropubs, and delicatessens are found. More extensive facilities are available at the Crossmyloof Morrisons store or the Sainsbury's store on Darnley Road. The nearby M77 and road links also provide swift commuter links to the Airport, City Centre, Paisley and Ayrshire. Pollokshields West train station is within easy walking distance and has around a 7-minute journey time to Glasgow Central.

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## The Location





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