

SEMI DETACHED VILLA
44 Mansewood Road
Mansewood
Glasgow G43 1TN
Offers Over £299,000

GSPC Reference 90383

G S P C



Inksters are delighted to present to the market this substantial Victorian SEMI DETACHED VILLA dressed in blond sandstone from the local Giffnock quarry. This rarely available, traditionally proportioned property is ideally situated within a quiet, sought after residential pocket of South Glasgow. The property is situated for a number of shopping and leisure amenities. The property is further enhanced by its close proximity to quality public and private schooling. There are excellent road and rail transport links found locally and for the commuter, there is easy access to both the M77 and M8 motorway networks.

Only by viewing, can one fully appreciate the overall accommodation this property has to offer.

Accommodation

The property offers a fabulous level of family accommodation comprising reception hall, bay windowed lounge, family room, dining room, extended breakfasting style kitchen with rear porch. Upper level; bay windowed master bedroom, three further double bedrooms and family bathroom. Further benefits include gas central heating, mainly double glazing and extensive garden grounds to front side and rear. There is also the added benefit of a large marley built single garage. This extensive property boasts a variety of splendid features including ornate period plaster work and large enclosed gardens to rear giving a substantial degree of privacy.

Vestibule

Accessed via UPVC mahogany effect double doors with double glazed inserts and double glazed panel above. Vestibule has ceramic tiling to floor and allows access to main reception hall via timber door with single glazed insert.

Reception Hall

Spacious, traditionally proportioned reception hall allowing access to lounge, dining room, family room, cloakroom with 2-

piece suite. Deep understair storage cupboard. Stairs with original balustrade allow access to the upper landing. Ornate period coving. Two ceiling mounted light fittings. Wood effect panelling to picture rail height with panelling to dado height on stairs. Low level cupboard to side housing electrics. Wall mounted central heating radiator.

Lounge

17'8" x 15'11"

Magnificent large bright formal public room with front facing double glazed three window bay formation overlooking private garden grounds. Ornate period cornicing to ceiling with fabulous ceiling rose. Ceiling mounted light fitting. On the focal wall is an original wooden surround with ceramic hearth and backplate. Recessed alcove to side with overhead lighting and offering storage below. Two wall mounted central heating radiators.

Dining Room

12'2" x 11'11"

Very spacious second public room with rear facing UPVC double glazed window formation. Period coving. Ornate ceiling rose. Ceiling mounted light fitting. Wall mounted central heating radiator.



Accommodation comprises:

- Vestibule
- Reception Hall
- Lounge
- Dining Room
- Family Room
- Cloakroom
- Breakfasting Kitchen
- Porch
- 4 Bedrooms
- Bathroom
- Gardens



Family Room 12'1" x 12'0"

Spacious family room with two side facing single glazed window formations and secondary glazing. Two deep recessed storage cupboards; one offering desk space and offering excellent shelving with ceiling mounted light fitting. The smaller cupboard has side facing single glazed window formation and houses gas central heating boiler. Door to kitchen. On the focal wall is an elevated gas fire. Wall mounted central heating radiator. TV aerial point. Telephone point.

Cloakroom 12'0" x 4'0"

Cloakroom has double glazed (frosted glass) window. Two piece white suite. Shelving. Fitted ceiling lights.

Breakfasting Kitchen 20'9" x 9'6"

Fabulous spacious breakfasting style kitchen with side, rear and front facing windows, single glazed with secondary glazing. Floor standing and wall mounted units, finished in pine, with a contrasting light work surface area. Inset stainless steel 1 1/2 bowl sink with mixer tap and draining board. Inset gas hob with double electric oven below and extractor hood above. Washing machine and dishwasher included in the sale. Space and external connection for tumble dryer. Ceramic tiling to all splashback areas and to floor. Wall mounted central heating radiator. Telephone point. Three ceiling mounted light fittings. Door to side onto back porch.

Porch 10'2" x 4'0"

Spacious porch offering hanging and shelf space. Rear facing single window formation with secondary glazing. Timber door allows access to front of property.

Upper Landing

Accessed via stairs with original balustrade from reception hall. A feature of the upper landing is the original balustrade to stairwell. Upper landing allows access to four bedrooms and family bathroom. A secondary feature of the upper landing is the stained glass cupola over the stairwell offering natural light to the area. Period coving. Ceiling mounted light fitting.

Bedroom 1 20'4" x 15'9"

Fabulous large spacious double room with front facing double glazed three window bay formation. Window seat with cushioning. Fully fitted wardrobe system. Ornate period coving to ceiling with ornate ceiling rose. Ceiling mounted light fitting. Two matching wall mounted light fittings. Wall mounted central heating radiator.

Bedroom 2 12'3" x 12'0"

Double bedroom with rear facing double glazed window formation overlooking private garden grounds. Wall mounted central heating radiator. Period Coving. Ceiling mounted light fitting.





Floorplan indicative only - not to scale

Baltic Chambers
50 Wellington Street
Glasgow
G2 6HJ

DX GW28

www.inksters.co.uk

t: 0141 229 0880

f: 0141 229 0550

e: property@inksters.co.uk



INVESTOR IN PEOPLE

Bedroom 3 11'7" x 12'3"

Third double bedroom with rear facing double glazed window formation having similar aspects as that of bedroom 2. Wall mounted central heating radiator. Period coving. Ceiling mounted light fitting.

Bedroom 4 9'3" x 8'1"

Fourth single bedroom with front facing double glazed window formation. Period coving. Wall mounted central heating radiator. Ceiling mounted light fitting.

Bathroom 6'10" x 7'11"

Bathroom has side facing opaque double glazed window formation. Comprising three piece suite consisting panel bath, with electric 'Mira' shower and shower curtain, washhand basin set in vanity unit offering storage below and low pedestal w.c. Ceramic tiling to all splashback areas. Wood panelling to side wall. Wall mounted central heating radiator. Wall mounted electric heater. Ceiling mounted light fitting.

Gardens
The property occupies large garden ground

to front, side and rear. Garden to rear is fully enclosed and bound by mature hedging, brick wall and wooden fencing to front. Exceptionally well maintained garden comprises large lawned area with plant and shrub borders to either side. Wooden garden shed.

Central Heating
The property benefits from full gas fired central heating.

Glazing
There is double glazing to the majority of the property.

Viewing
Through solicitors on 0141 229 0880
Evenings/Weekends 0141 572 7674

Entry Date
Negotiable

Travel Directions
Travelling on Hagsgs Road towards Pollokshaws Road continue along passing Pollokshaws West railway station on the

right. Continue to roundabout passing straight through and onto Thornliebank Road. Take second left onto Mansewood Road. Continue up hill passing secondary school to left hand side. The subjects are located on the right hand side.

Note
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.