



Exceptional detached Edwardian villa

15 Lethington Road, Giffnock, Glasgow, G46 6TA



Reception hall • Drawing room • Dining room • Kitchen/
breakfast room • Utility room • Garage • Gallery landing
Sitting room • Master bedroom/en suite • 4 bedrooms
Family bathroom

Situation

Lethington Road is one of the finest residential locations in the south side of Glasgow, occupying a prime elevated position in the residential area of Whitecraigs.

This affluent suburb is characterised by magnificent, individually designed detached period family homes. It lies some 7 miles to the south of the city centre and less than 2 miles from the M77 which provides swift commuter links to the Central Belt and Ayrshire.

Whitecraigs has local golf, tennis and bowling clubs and is within the catchment area for highly reputable primary and secondary schools. The property is less than half a mile from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools which include Glasgow and Kelvinside Academies, The High School of Glasgow, Hutchesons' Grammar School, Craigholme School for Girls and St Aloysius' College.

The neighbouring suburbs of Giffnock, Newton Mearns and Clarkston offer a broad selection of shops, fine restaurants, health care facilities, Eastwood Theatre, swimming pool, Parklands Country Club, Greens Leisure Club, lovely parks and several

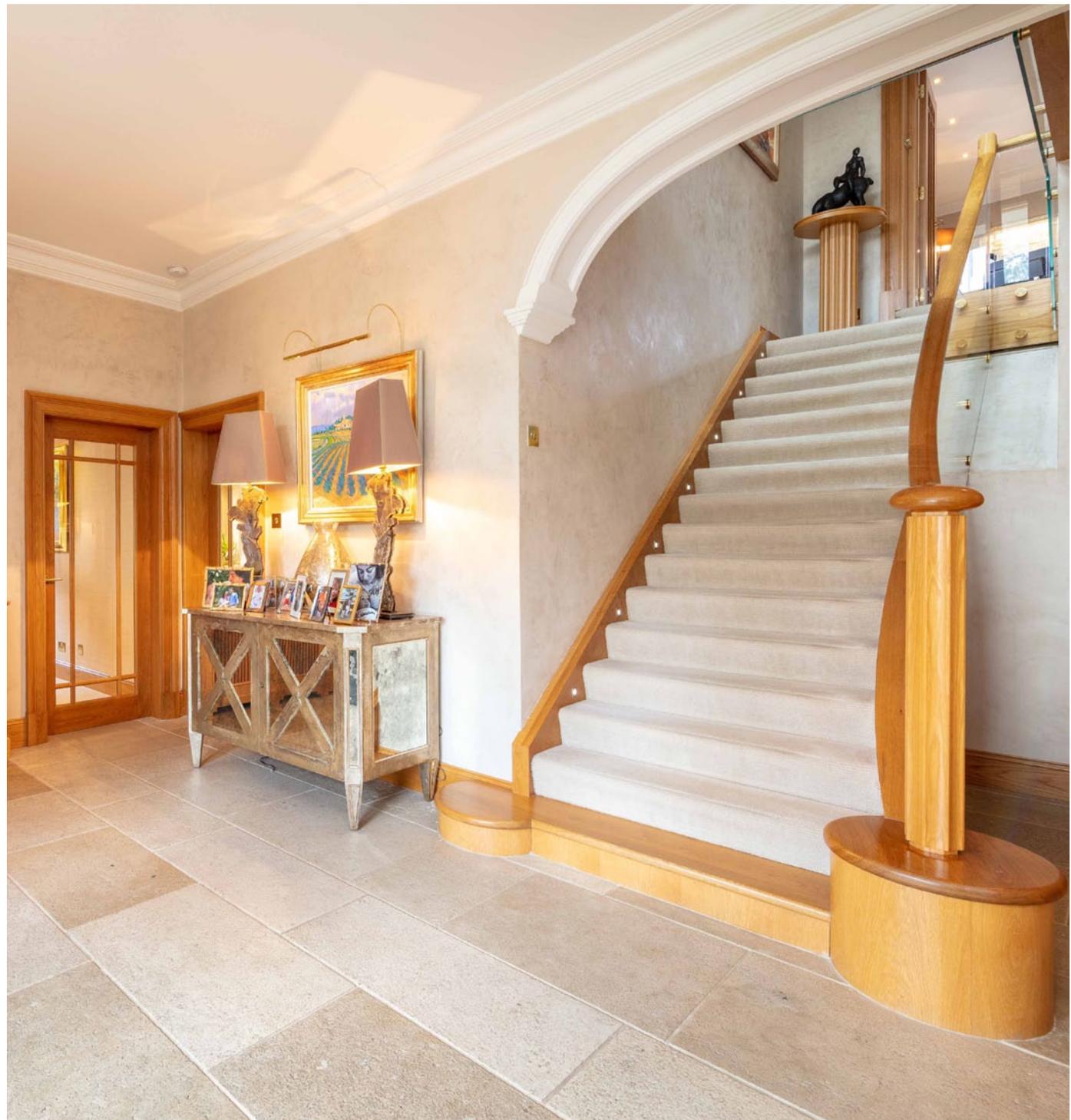
challenging golf courses.

Glasgow is widely regarded as one of the leading UK cities for retail space, boasting many shopping complexes including Braehead, Buchanan Galleries, Silverburn and the St Enoch Centre. The city offers numerous cultural centres including Kelvingrove Art Gallery and Museum, the Transport Museum, the Science Centre, the Burrell Collection within Pollok Park, Scottish Opera at the Theatre Royal, the Royal Concert Hall and the universities of Glasgow, Strathclyde and Glasgow Caledonian. It also has a number of state of the art sports facilities.

Description

15 Lethington Road is a stunning blonde sandstone detached villa constructed in the 1900s. This elegant mansion house is designed to take full advantage of the prime location and its topography.

The accommodation on the ground floor begins with an impressive reception hall with bespoke timber staircase with glass balustrade which leads up to the first floor. A magnificent drawing room includes an open fireplace and dual aspect bay and porthole windows; the formal dining room also has a bay window.







The exquisite kitchen/ breakfasting room is finished beautifully with marble worktops and high quality wall and floor mounted fitted cabinets along with appliances including a range cooker. There is also a utility room cloakroom/WC on this level.

The accommodation on the first floor off the gallery landing comprises a master bedroom with bay window and splendid galley en suite bathroom complete with plantation style wooden window shutters, marble topped vanity units and bath. Three additional well-proportioned double bedrooms and family bathroom have all been designed and finished to an impeccable standard. Completing the first floor accommodation is the sitting room with windows on two sides, a fine fireplace and French doors out onto the raised terrace.

The gardens surrounding the property are a credit to the current owners, mainly given over to lawns with a wide variety of mature trees and shrubs with evergreen hedging providing additional privacy. Access is granted via double wrought iron electric gates to the large driveway which leads to the house and there is an adjoining garage with store room off.





EPC Rating

Band E

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills - 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





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Total area: approx. 318.5 sq. metres (3427.9 sq. feet)



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