

# 36 BRIAR ROAD

GLASGOW • G43 2TX



EXCELLENTLY PRESENTED SEMI-DETACHED RED  
SANDSTONE BUNGALOW



# 36 BRIAR ROAD

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DRAWING ROOM

SITTING ROOM

KITCHEN

UTILITY ROOM

BATHROOM

SHOWER ROOM

FOUR BEDROOMS  
(ONE WITH EN SUITE SHOWER ROOM)

GARDENS

DRIVEWAY

GARDEN SHED









## SITUATION

This well proportioned property occupies a prime position within the select residential area of Newlands, an affluent suburb characterised by individually designed family homes and luxurious flats. Newlands lies some 6 miles south of the city centre with swift commuter links to the central belt of Scotland and to Ayrshire.

Within the locality there is a wide range of golf, tennis and bowling clubs and Fenwick Road is within the catchment area for highly reputable primary and secondary schooling. There are private schools nearby such as Belmont House School, Hutchesons' Grammar School and Craigholme School for girls. The neighbouring suburbs of Giffnock and Clarkston offer a broad selection of shops, fine restaurants, healthcare facilities, Eastwood Theatre, swimming pool, Parklands Country Club, Nuffield Leisure Club and several challenging golf courses.

## DESCRIPTION

A traditionally built red sandstone semi-detached villa set in the heart of this highly sought after locale.

The well-proportioned accommodation is over two storeys. The ground floor begins with an entrance vestibule which opens into a bright reception hallway; this then leads to a spacious drawing room with a three frame bay window to the front and stunning reclaimed fireplace. There is a formal dining room/bedroom, again with bay window, a rear sitting room with bay window overlooking the side of the property, a modern contemporary kitchen with a range of built in storage options, breakfast bar and appliances along with a handy utility room. A downstairs double bedroom has an en suite shower room and overlooks the rear garden and there is a separate family bathroom with bath, shower, wash hand basin and low level WC.

On the first floor the accommodation comprises third double bedroom and master suite with en suite shower room and plenty of built in storage.

To the front of the property there is an attractive garden with lawn, mature trees and hedges. A long driveway with excellent off street parking provision for multiple cars leads to a large garage with workshop to the rear.

The rear garden is generous in size and benefits from a large patio, lush green lawn and a wide variety of trees and shrubs. To the rear of the garden is a shed providing extra storage.







**EPC RATING:** Band D

**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

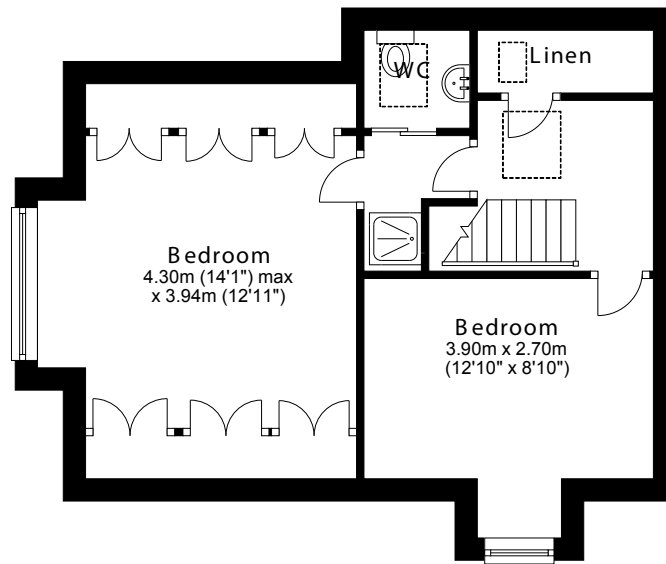
**PURCHASE PRICE:** Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



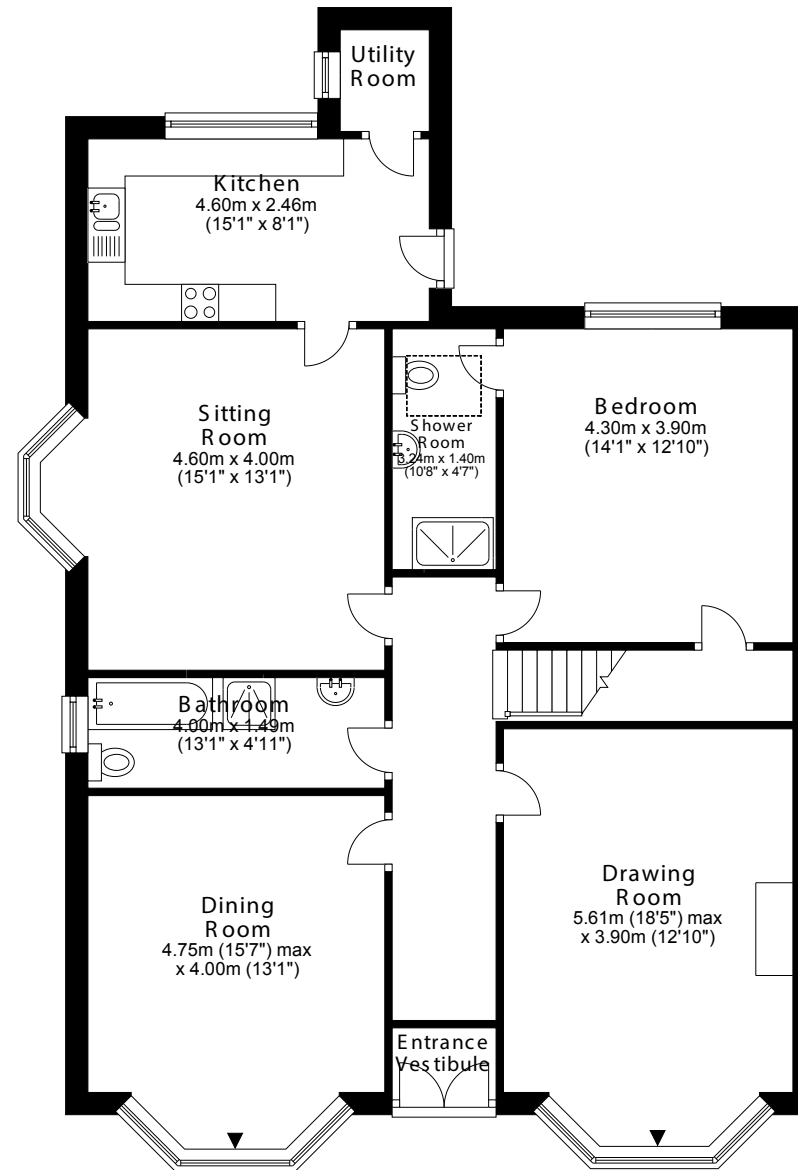
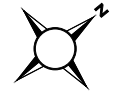
## FLOOR PLANS

Total area: approx. 158.2 sq. metres (1703.4 sq. feet)  
For identification only. Not to scale. copyright JPI Ltd.

**First Floor**  
Approx. 45.5 sq. metres (489.5 sq. feet)



**Ground Floor**  
Approx. 112.8 sq. metres (1213.9 sq. feet)











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