



Exceptional red sandstone Edwardian villa

49 Monreith Road, Glasgow, G43

savills



Reception hallway • Drawing room • Dining room • Sitting room
 • Kitchen / living room • 5 bedrooms – 3 with en suite • Family bathroom • Billiards room • Coal stores • Garage • Gardens

Local Information

49 Monreith Road enjoys an enviable position with a private driveway and secluded garden.

Forming part of the prestigious suburb of Newlands, acknowledged as one of Greater Glasgow's most sought after residential areas, the property is conveniently located 4 miles to the south of Glasgow city centre and provides first class commuter links to East Kilbride, Paisley and other commercial centres.

Newlands is synonymous with high calibre Victorian and Edwardian detached and semi-detached family homes and provides a delightful environment for families.

The locality incorporates two community churches, Newlands tennis and bowling clubs, parkland and amenity areas. The area is well served with good train and bus services to the city centre and East Kilbride.

Newlands is bordered by the suburbs of Langside, Muirend and Shawlands which provide an excellent range of shops, supermarkets, fine restaurants, stylish bars and a variety of recreational facilities.

There are local primary and secondary schools and the property is close to various pick

up points for several of Glasgow's finest private schools including Glasgow Academy and Kelvinside Academy, Glasgow High School, Hutcheson's Grammar School and St Aloysius.

The southside of Glasgow offers a broad spectrum of shopping facilities including The Avenue shopping complex at Mearns Cross, Silverburn shopping centre and an abundance of sports and recreational facilities including Pollok, Williamwood and Whitecraigs golf courses, several tennis and bowling clubs, Nuffield health club, Parklands Country Club, Eastwood Theatre, a swimming pool and local parks.

About this property

Monreith Road is a stunning example of a red sandstone detached villa built around 1900 which offers accommodation over three levels and is set in one of the most desirable locations in the southside of Glasgow.

The property offers traditionally proportioned rooms typical of the period, all beautifully decorated, with high ceilings, original balustrades and other carefully preserved features.

The impressive interior is entered through an entrance vestibule lined with green enamel tiles and then into a generous reception hall with main staircase and



stunning original stained glass window. Off here is a closet, beautiful traditional drawing room and dining room with bay window looking onto the front garden; both rooms have fine fireplaces. There is a separate sitting room looking onto the rear garden.

The open plan kitchen and living area is breathtaking and has large patio doors opening out into the rear garden. The contemporary kitchen is incredibly well appointed with a range of high spec built in appliances, fitted units, boiling water tap, central island with breakfast bar and many other features. The living area has a wood burning stove and ample space for a dining table, making this the true heart of the home.

The first floor accommodation comprises a family shower room and five generous bedrooms. The principal and two guest bedrooms have en suite bathrooms with Porcelanosa suites.

The second floor is home to a fantastic billiards room and extensive storage within the eaves of the property.

The gardens to both the front and rear are mainly lawned with a wide variety of mature trees and shrubs providing seasonal colour. The outhouses include three old coal stores, greenhouse and spacious garage providing good storage for a vehicle or belongings with the rear of the garage being utilised as a handy utility room. The horseshoe driveway provides excellent off street parking provision leading to the garage with dual wrought iron

gates giving additional privacy and security.

Monreith Road is a real testament to the current owners' commitment and style, and is one of the finest examples of a family home within the area.

Tenure

Freehold

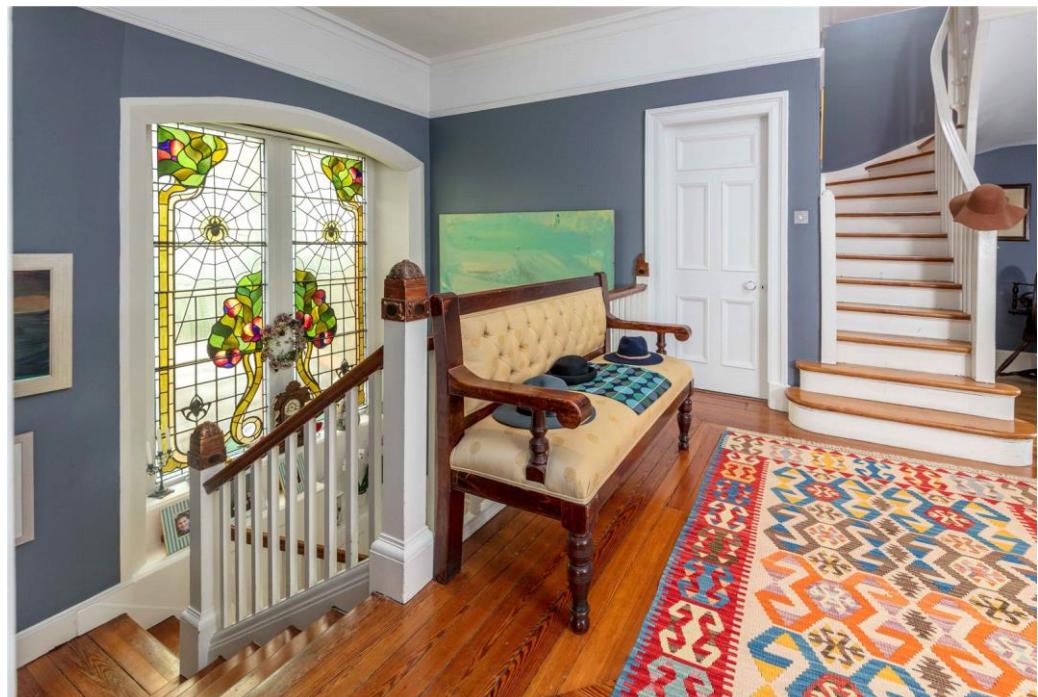
Energy Performance

EPC Rating = E

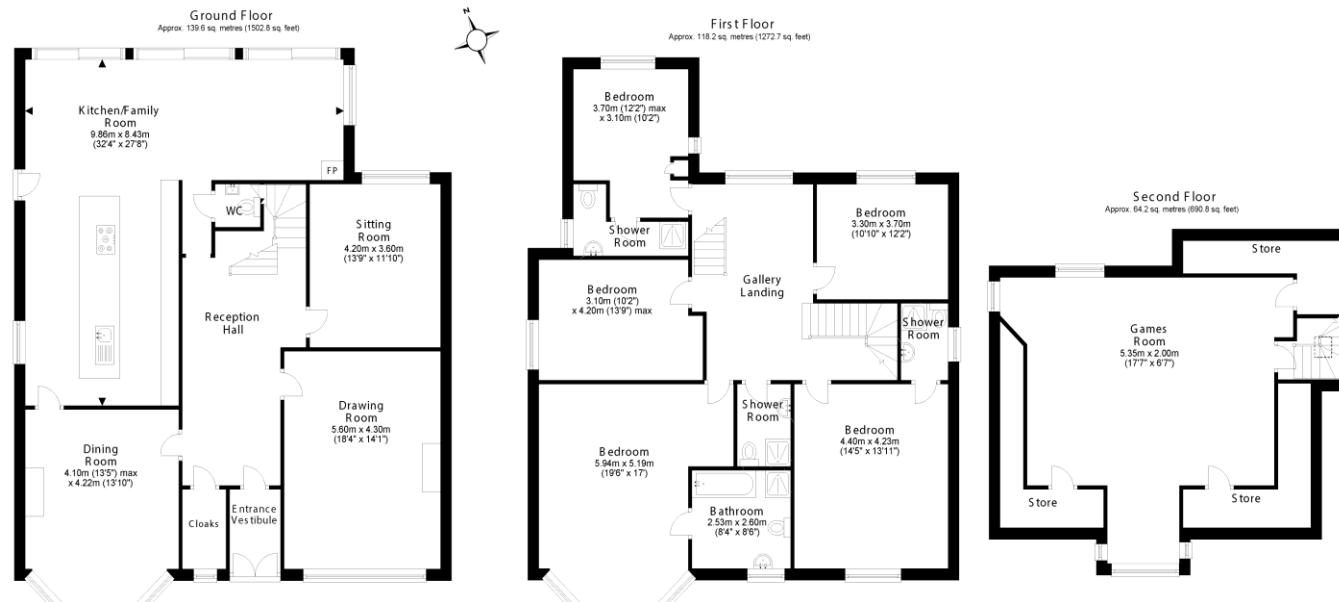
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.
Telephone:
+44 (0) 141 222 5875.





49 Monreith Road
Total area: approx. 322.0 sq. metres (3466.3 sq. feet)
For identification only. Not to scale. copyright JPI to Gross Internal Area (approx)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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