



Detached Victorian villa in ideal Southside location.

Langside Drive, Glasgow, G43 2QX

savills







Beautiful red sandstone Victorian villa • Versatile accommodation with five spacious bedrooms and four reception rooms • Large multi-car garage with inspection pit • Private horseshoe driveway • Extensive corner plot • Wrap around garden with a variety of mature trees and shrubs providing privacy and seasonal colour

#### Local Information

Lindores 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 first class commuter links can be accessed via Langside and Muirend train stations or the nearby motorway.

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, Nuffield Health club, parkland and amenity areas.

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 private schools including Glasgow Academy and Kelvinside

Academy, Glasgow High School, Hutcheson's Grammar School, St Aloysius and Fernhill School.

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, Parklands Country Club, a swimming pool and local parks.

#### About this property

Lindores is a stunning example of a red sandstone detached villa built around 1900 which offers accommodation over two levels that extends to approximately 3740sq ft and is set in one of the most desirable locations in the Southside of Glasgow.

The property offers a fantastic opportunity for the new owners to acquire one of the finest Victorian homes in Newlands allowing them to take advantage of Lindores' traditionally proportioned rooms and attributes which are typical of the period and include high ceilings, cornicing, ceiling roses and other carefully preserved features.

The impressive interior is accessed via an entrance vestibule and then into a





generous reception hall with main staircase leading to the first floor. The hallway benefits from wood paneling installed by a previous owner who was a wood merchant, most notably surrounding the window on the middle landing, there is also a beautiful stone mantelpiece. Off is a beautiful traditional formal lounge with focal fireplace and elaborate ceiling, as well as a bay window looking onto the garden. The dining room has large windows also looking out to the garden, detailed corning and plenty of space to entertain. On the opposite side of the hallway the family room leads through to the kitchen, sauna with shower room and separate WC. Finally a well-proportioned bedroom with wooden flooring offers a versatile space that could be utilised in a number of ways. A shower room is located next door, making this an ideal option for guest accommodation.

The first floor comprises an incredible formal drawing room with parquet flooring, many original features and an elevated outlook to the front of the property. The property has five stunning bedrooms all with generous proportions, allowing space for a home office or extra reception area. The family bathroom with Art Deco vitrolite wall tiles and vintage lemon suite concludes the first floor accommodation.

Externally, the large 4/5 car garage benefits from an inspection pit and offers plenty of space to be used as a workshop, storage or indeed developed in to ancillary accommodation. The property and garden occupies a

large corner plot which benefits from further privacy as a result of Merrylees Plot Holders Association owning the land behind the property. The garden wraps around the house and is mainly laid to lawn with a wide variety of mature trees and shrubs providing seasonal colour. The drive in-drive out driveway provides excellent off street parking.

#### **Tenure**

Freehold

#### **Local Authority**

Glasgow City Council

#### **Energy Performance**

EPC Rating = D

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.

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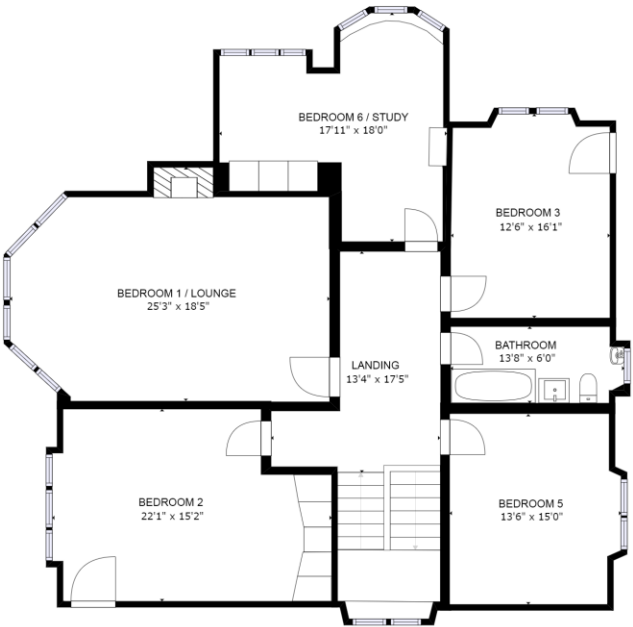
Langside Drive, Glasgow, G43  
Gross Internal Area 3740 sq ft,

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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
FLOOR 1: 1986 sq. ft, FLOOR 2: 1755 sq. ft  
EXCLUDED AREAS: , PATIO: 125 sq. ft  
PORCH: 27 sq. ft  
TOTAL: 3740 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	61	80
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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