

vanilla
square



51 Sherbrooke Avenue

Pollokshields G41 4SE



'Ballincar'

Set within a much admired address in Pollokshields, this imposing detached sandstone villa sits proudly in mature gardens, offering spacious and flexible living accommodation finished to the highest standard throughout. This beautiful family home extending to circa 2917 sq ft oozes character and charm whilst offering a luxurious, modern standard of living. Notable period features include what is believed to be original Rennie MacIntosh stained glass windows, ornate cornicing and original fireplaces. The property has been lovingly restored, upgraded and adapted to suit a range of buyers and no expense has been spared.



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The internal accommodation comprises; entrance portico with beautiful stained glass features leading to a grand reception hall with staircase off, formal lounge with bay window to front and feature fireplace, sitting/ family room, formal dining room with hardwood flooring and feature fireplace. The kitchen is certain to impress; extended to offer a large l-shaped room with bespoke, hand-crafted Charles Yorke kitchen with freestanding Falcon range cooker, an island unit for casual dining and double access to the private rear gardens. The original garage has been converted into a further living space which is currently set up as a playroom, and could also be used as bedroom 5. Completing the ground floor is a utility room and a cloaks/ wc.

Stairs lead to the half landing where there are three dramatic stained glass windows believed to be original Rennie MacIntosh. From the landing there is access to the refitted family bathroom with white three piece suite and over-bath shower.

The upper level comprises; fabulous master bedroom with walk-in wardrobe and refitted en-suite shower room, two well proportioned double bedrooms to the front, a further double guest bedroom that also has an en-suite shower room. There is a fixed staircase from the second shower room that gives access to a floored loft.

The specification of the property includes gas central heating and partial double glazing including replaced sash and case windows to the front.

A real feature of this family home is the private, on-the-level rear gardens that are mainly laid to lawn and are surrounded by mature trees and shrubs. A bright garden that basks in sunlight throughout the day and there is also a large wooden decked area- an ideal space to relax outside in fine weather. To the front of the property there is a gravel driveway with off street parking for several cars, a mature front lawn, and a double garage with electric door.



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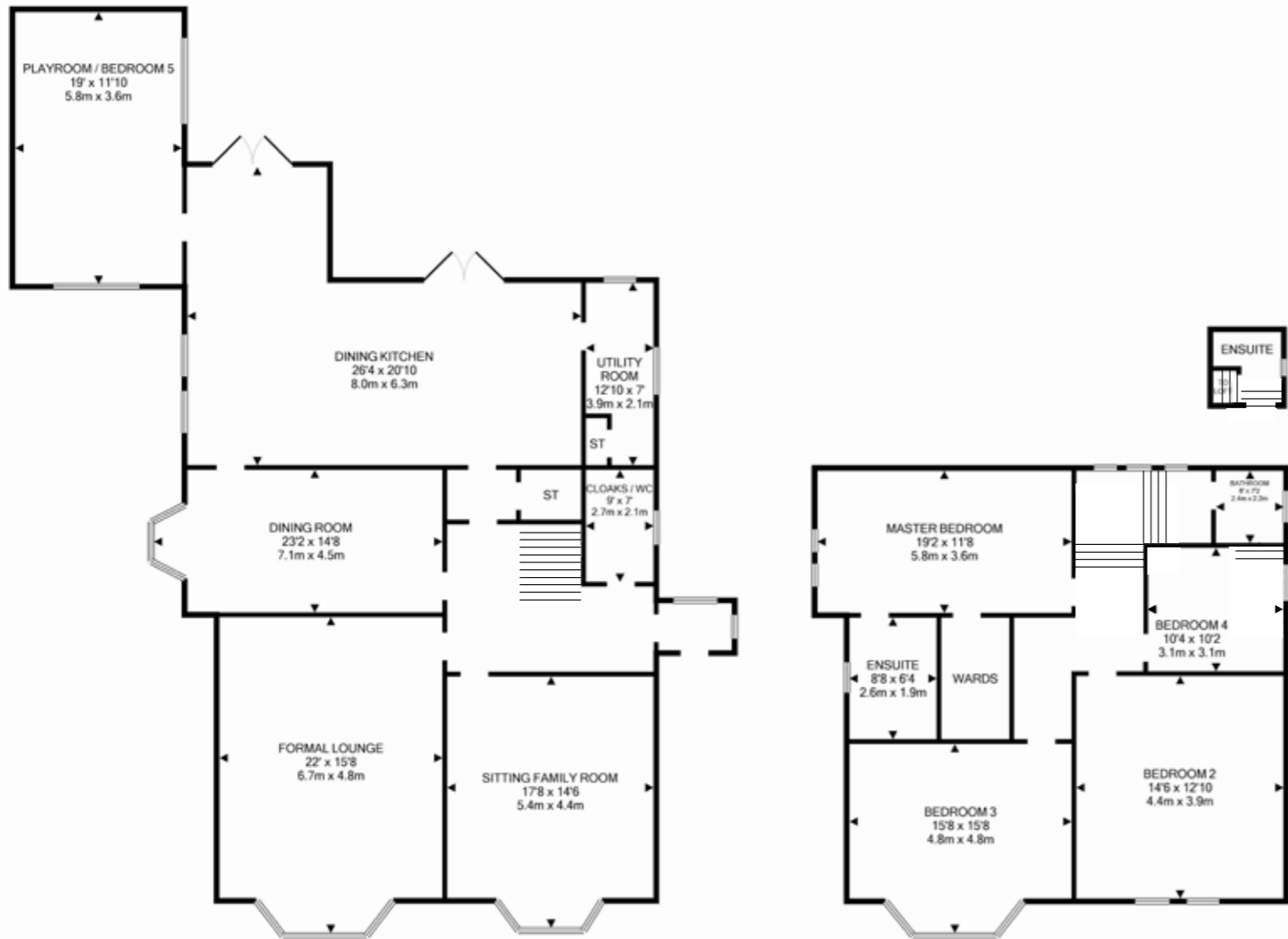


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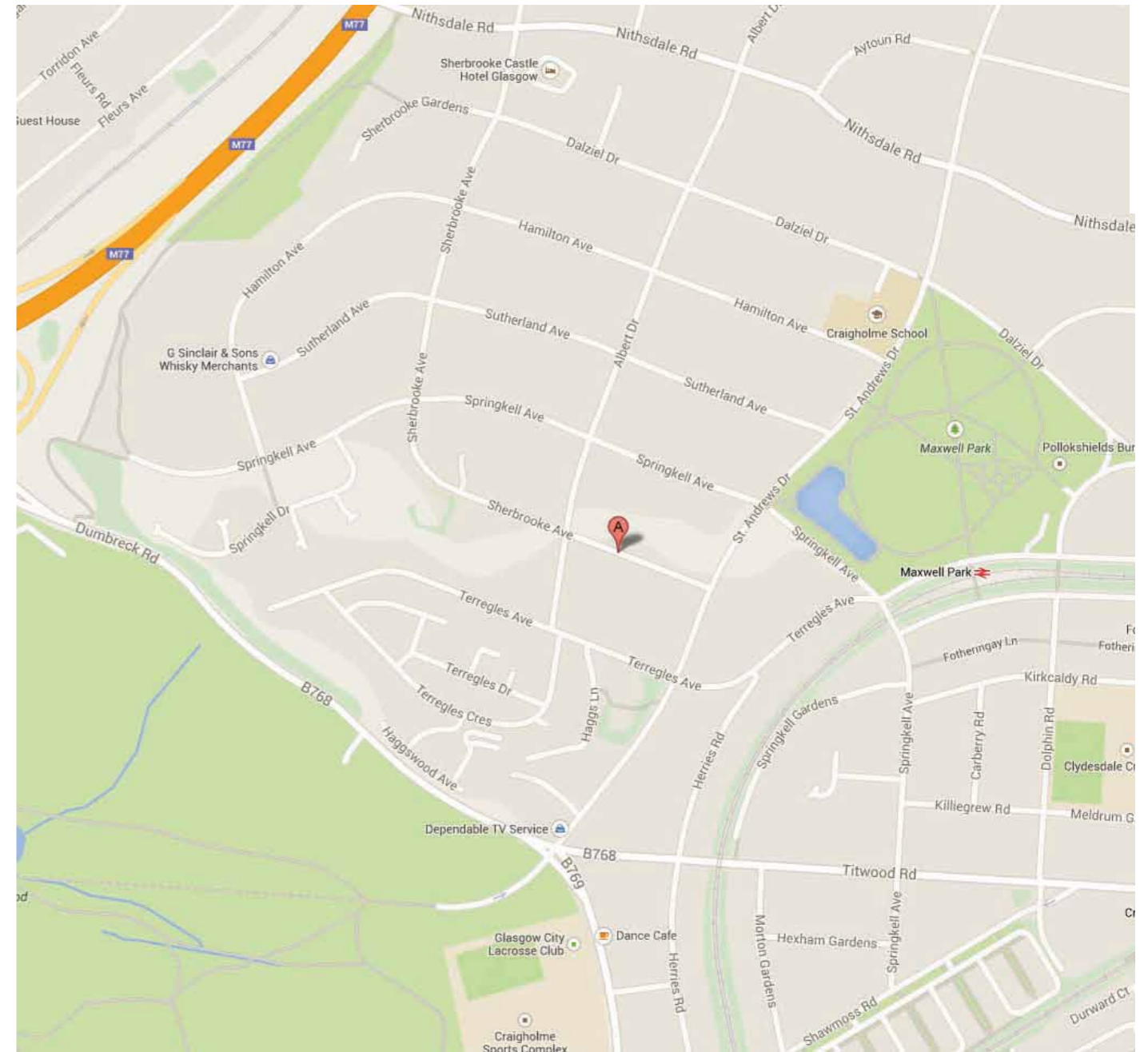


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Full property address

'Ballincar'
51 Sherbrooke Avenue, Pollokshields G41 4SE

Council tax

Glasgow City Council.
Tax Band H

Property ref: VS115052

EER Band E

Local school

Hutchesons Grammar School

If you would like to view this property please contact
Steven Lucas at Vanilla Square on 0141 229 0210

Total Floorspace 2917 Sq Feet



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