

A Bespoke Redevelopment of a Distinctive Traditional Detached Victorian Villa

Now forming 3 Luxurious Conversions, located on
Garden, Ground & Upper Levels, each combining the
Original Character of Inglisby with the contemporary
style of the 21st Century.

FOR SALE

Inglisby
Nos 163 A, B & C
Nithsdale Road
Pollokshields
G41 5QZ



1882 meets 2018...

Inglisby spans the late 19th, the entire 20th century and embraces
the 21st century.

The new owners successfully purchasing each of the 3 Conversions
within Inglisby will become part of its 136 Year History.

3 EXCEPTIONAL HOMES - **3** EXCEPTIONAL OPPORTUNITIES



Inglisby, 163A Nithsdale Road, Pollokshields, G41 5QZ

Upper Conversion - 5/6 Main Apartments

BLACK HAY ESTATE AGENTS

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The UPPER Conversion, the largest. An impressive vaulted Private Entrance Hall/Staircase opens onto a dramatic 42' long Reception Hall (ideal for entertaining) with quality panelled doors opening onto 5/6 Main Apartments, all well proportioned with fine elevated views to the front & rear (the attic private to this flat). Impressive Lounge & separate Dining Room, luxury Breakfasting Kitchen - fully integrated, Master Bedroom with Luxury En-Suite, Two further Bedrooms, a breathtaking Main Bathroom & a useful small Study complete this fantastic home.

An EXCEPTIONAL HOME - An EXCEPTIONAL OPPORTUNITY



SPECIFICATION includes

LUXURY STYLE BREAKFASTING KITCHEN with Integrated Appliances

LUXURY STYLE MAIN BATHROOM & 2 EN-SUITES

NEW GAS CH & D/ GLAZING

QUALITY INTERIOR DOORS - Larger size

ALL NEW interior incl' plumbing/electrical etc

FULLY Carpeted, Amtico Floored

ENTRANCE HALL/ STAIRCASE
24' 9" x 12'
(sizes reducing to 16' 1" x 5' 6")

RECEPTION HALL
6' 2" x 42' 3"
(former size widening to 12' 5")

LOUNGE
25' 6" x 18' 8"
(former size into oriel bay window)

DINING ROOM
17' 2" x 14' 9"

BREAKFASTING KITCHEN
17' x 7' 10"

BEDROOM No 1
16' 4" x 13' 1"

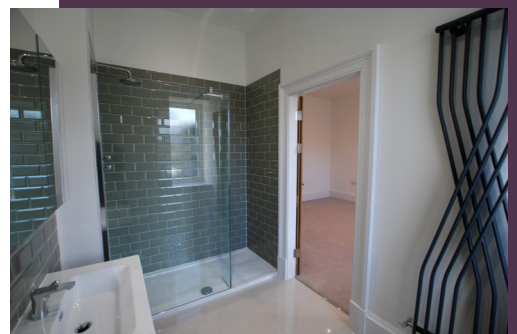
EN SUITE
10' x 6' 4"

BEDROOM No 2
16' 3" x 9' 10"

BEDROOM No 3
16' 3" x 11' 9"

STUDY AREA
7' 8" x 11' 9"

BATHROOM
17' 1" x 7' 7"



Ingisby, 163B Nithsdale Road, Pollokshields, G41 5QZ

Ground Floor Conversion - 5 /6 Main Apartments

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The **GROUND** Floor Conversion. A Private Entrance opens onto an Vestibule which in-turn opens onto a striking 42' long Reception Hall (ideal for entertaining) with quality panelled doors opening onto 5/6 Main Apartments, all well proportioned with fine views to the front & garden views to the rear. Elegant Lounge, adjacent a separate Dining Room, luxury Breakfasting Kitchen - fully integrated. To the rear, Master Bedroom with Luxury En-Suite, Two further Bedrooms and a fabulous Main Bathroom complete this fantastic home.

An EXCEPTIONAL HOME - An EXCEPTIONAL OPPORTUNITY



SPECIFICATION includes

LUXURY STYLE BREAKFASTING KITCHEN with Integrated Appliances

LUXURY STYLE MAIN BATHROOM & 2 EN-SUITES

NEW GAS CH & D/ GLAZING

QUALITY INTERIOR DOORS - Larger size

ALL NEW interior incl' plumbing/electrical etc

FULLY Carpeted, Amtico Floored

ENTRANCE VESTIBULE
12' 3" x 5' 7"

RECEPTION HALL
8' 2" x 42' 3"
(former size narrowing to 6' 9")

LOUNGE
24' 7" x 16' 2"
(former size into oriel bay window)

DINING ROOM
16' 4" x 15' 2"

BREAKFASTING KITCHEN
16' 4" x 7' 5"

BEDROOM No 1
15' 4" x 13' 5"

EN SUITE
8' 2" x 5' 1"

WALK-IN CUPBOARD
6' 11" x 4' 11"

BEDROOM No 2
13' 8" x 8' 5"

BEDROOM No 3
14' x 12' 4"

BATHROOM
12' 2" x 11' 7"



Inglisby, 163C Nithsdale Road, Pollokshields, G41 5QZ

Garden Level Conversion - 3/4 Main Apartments

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The GARDEN Conversion with unique glass feature internal walls - simply Stunning! A Private Entrance opens onto a lengthy Reception Hall with quality panelled doors opening onto 3/4 Main Apartments, well proportioned with fine views to the front & generous natural light transmission via the feature glass walls. Contemporary Lounge, a separate luxury integrated Kitchen & glass walled open-plan Dining. Two Bedrooms and a fabulous Luxury Bathroom complete this fantastic home.



An EXCEPTIONAL HOME - An EXCEPTIONAL OPPORTUNITY



SPECIFICATION includes

LUXURY STYLE DINING KITCHEN with Integrated Appliances

LUXURY STYLE BATHROOM

NEW GAS CH & D/ GLAZING

QUALITY INTERIOR DOORS - Larger size

ALL NEW interior incl' plumbing/ electrical etc

FULLY Carpeted/ Floored

RECEPTION HALL

5' 2" x 33' 4" (former size narrowing to 3' 10" - S-shaped hallway)

LOUNGE 19' 3" x 16' 1"

DINING/KITCHEN 8' 11" x 20' 6"

BEDROOM No 1 10' 7" x 15'

BEDROOM No 2 15' 9" x 7' 3"

BATHROOM 14' 6" x 8'



BLACK HAY ESTATE AGENTS are delighted to market this Bespoke Re-Development in the heart of Pollokshields.

Interested Parties should contact BLACK HAY for further information or to discuss their interest in a particular property (and of course consult with their own solicitor).

The Sellers are open to considering individual offers or may opt to set a Closing Date for offers however it will be solely their decision on how they wish to proceed with the sale of each property.

Information provided is to the best of our knowledge/ accuracy. If required, please ask for further information prior to proceeding with any interest in any of the properties for sale.

