



SPLENDID MAIN DOOR FLAT, RETAINING CHARACTER & CHARM



52 DARNLEY ROAD, POLLOKSHIELDS, GLASGOW G41 4NE

blackhay.co.uk



VIEW
VIRTUAL
TOUR
ONLINE
at



A highly desirable Traditional Town Flat set within attractive Red Sandstone Tenement with distinctive detailing, occupying favoured Main Door position with small private garden to front (communal garden to rear).

Internal viewing reveals a most appealing home retaining much valued character & charm, complemented by a stylish modern specification. The well proportioned/flexible accommodation comprises, dining style reception hall (useful utility off), bay windowed lounge, stylish breakfasting/dining kitchen, 3 double bedrooms and a very stylish 4 piece bathroom. Gas central heating is featured whilst the windows are single glazed. Being main door the property also benefits from an additional door from the hall onto the communal closeway leading to the garden.

Graeme Lumsden, Director/Valuer of BLACK HAY Estate Agents comments... " Pollokshields now rivals Glasgow's vibrant West End, with excellent transport links, amenities, city centre access and wonderful parks. No longer an alternative West End, Pollokshields stands firmly on its own history/character as a vibrant yet more relaxing place to live ...also confirmed by my own experience having been born in Glasgow's West End, and having lived in both Pollokshields & The West End "

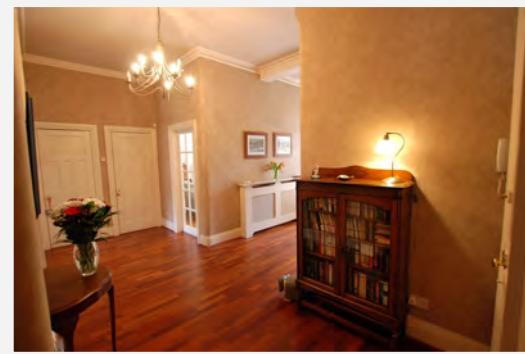
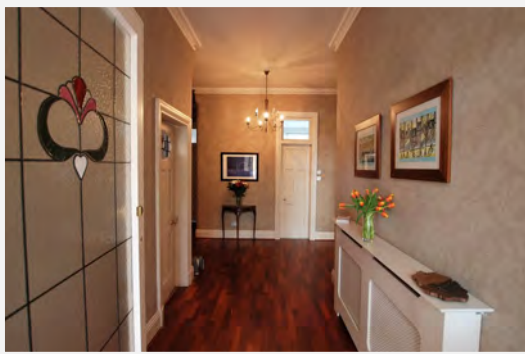
To View please telephone BLACK HAY ESTATE AGENTS on 01292 283606

(outwith normal Office Hours our Viewing Hotline/Call Centre is available 7 Days a week, on 0131 513 9477)

The Full Virtual Tour for this superb home is available to view on our BLACK HAY Website, together with an extended array of Internal Photographs whilst the floorplan & Home Report PDF can also be accessed from our BLACK HAY Website - blackhay.co.uk (search under our "New to Market" Tab).

Fast Virtual Tour Link - simply copy/paste into your browser - <http://www.blackhay.co.uk/property/glasgow-52-darnley-road-g41-4ne/>

Notes of Interest and further enquiries please to BLACK HAY ESTATE AGENTS - 01292 283606. In our view... simply an exceptional Main Door Flat.



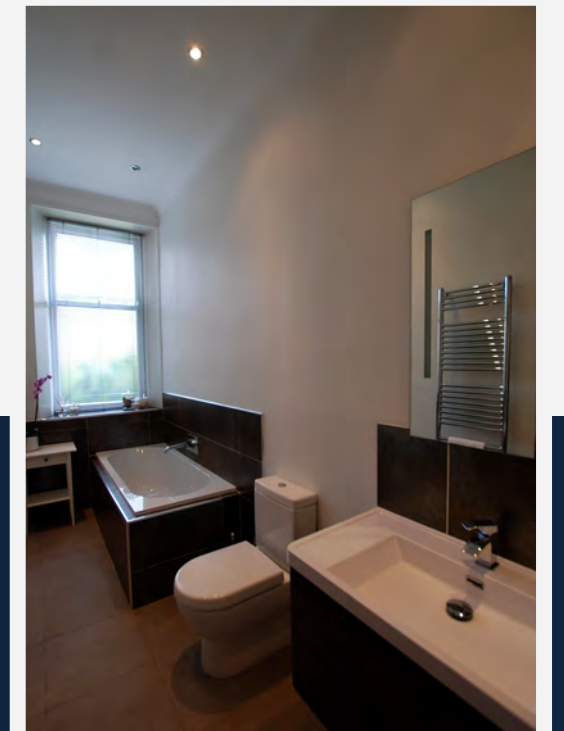
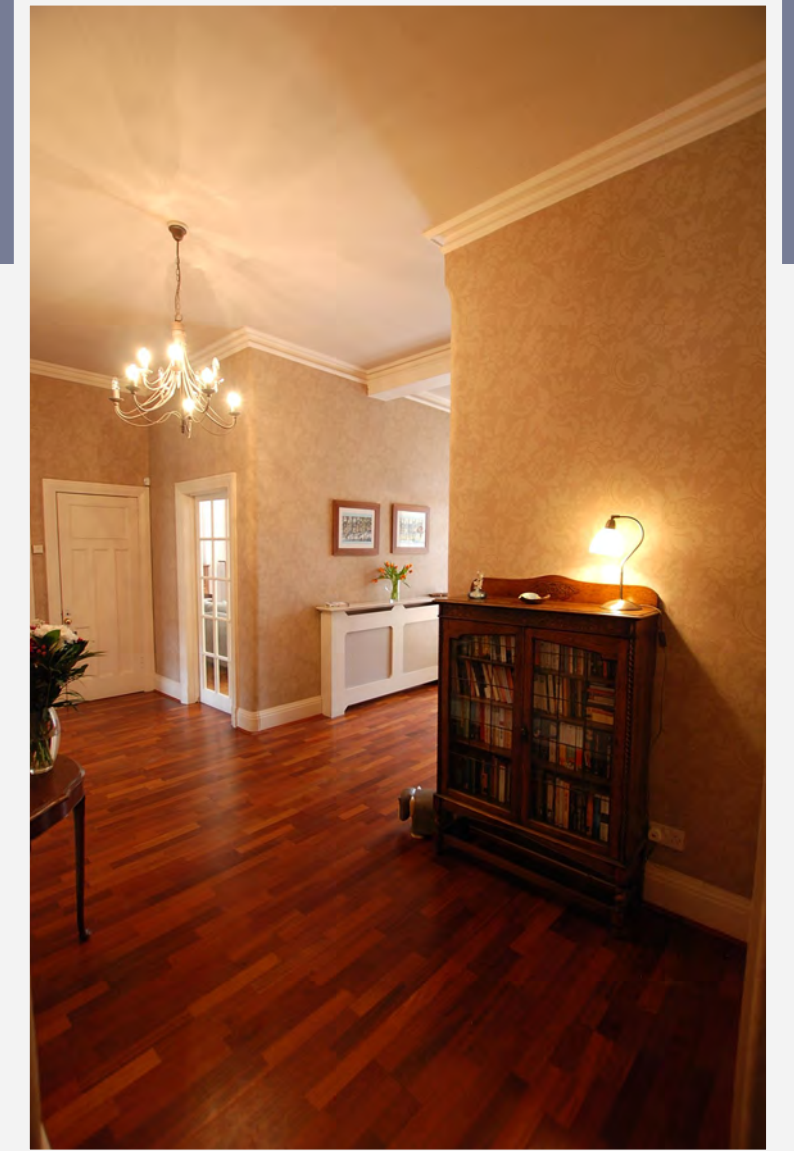
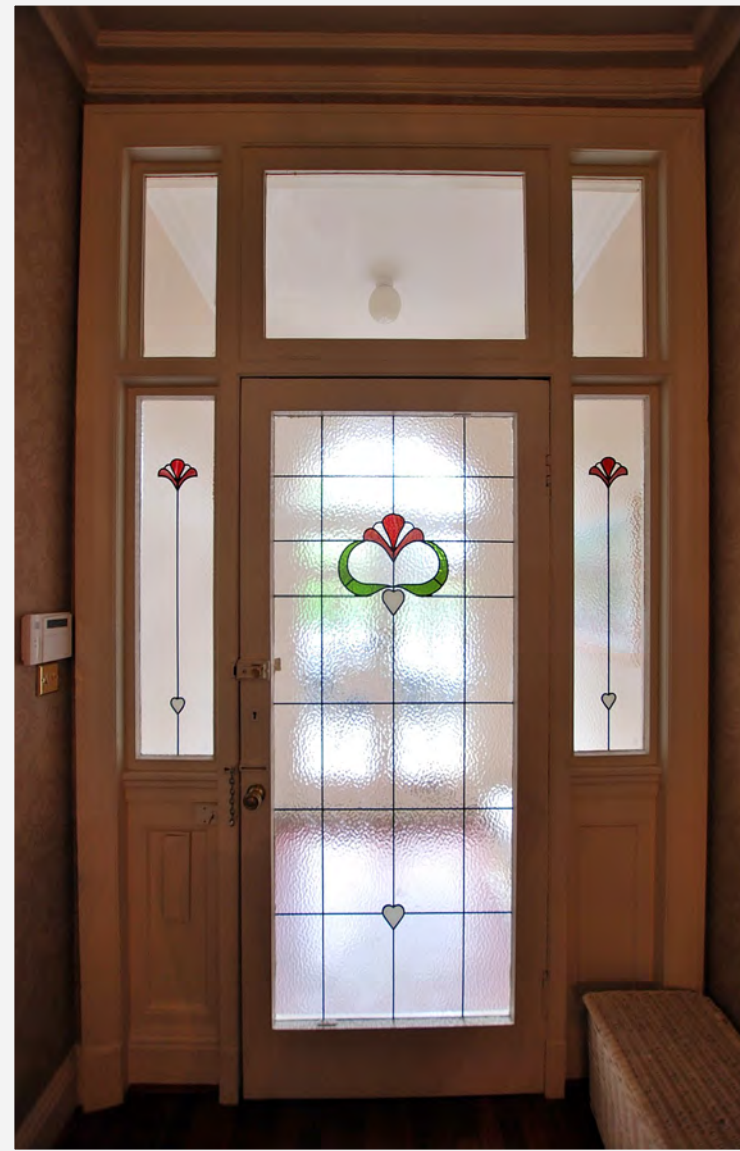
52 DARNLEY ROAD, POLLOKSHIELDS, GLASGOW G41 4NE

blackhay.co.uk









ROOM SIZES

DINING/HALL
17' 10" x 18' 7" (sizes
of main area only, to T-
shape)

LOUNGE
21' 8" x 13'

DINING KITCHEN
13' 7" x 10' 6"
(sizes at widest points)

UTILITY
7' 7" x 7' 3"
(sizes to T-shape)

BEDROOM 1
17' 4" x 10' 10"

BEDROOM 2
13' 8" x 9' 4"

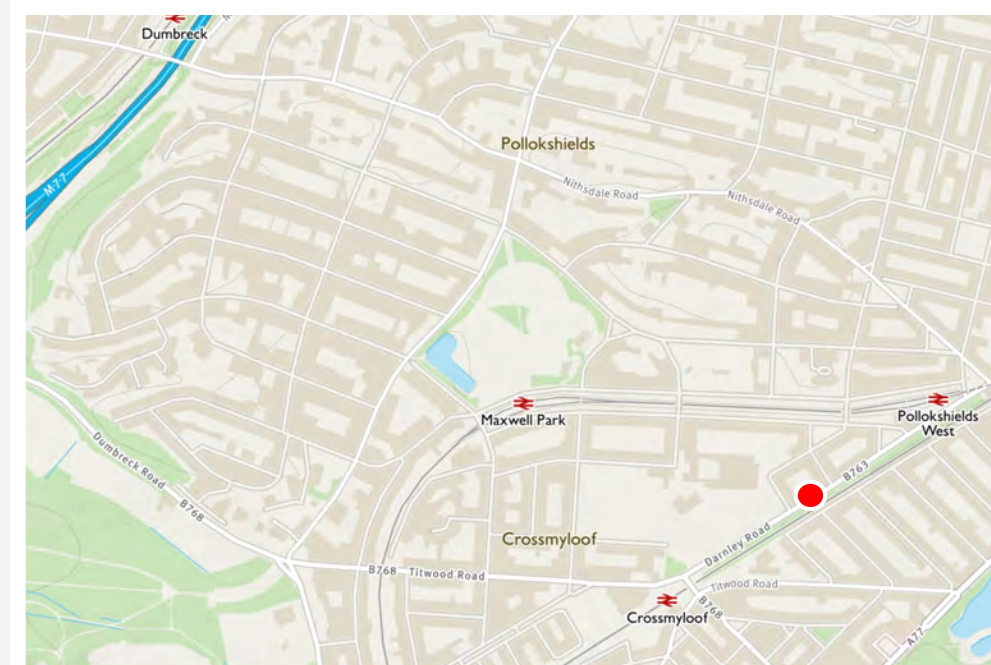
BEDROOM 3
13' 8" x 10' 6"
(former size narrows
to 11' 6")

BATHROOM
13' 9" x 4' 11"

FLOORPLAN



MAP



VIEWING - To arrange a Private Viewing Appointment please telephone **BLACK HAY Estate Agents** on 01292 283606 or our **CALL CENTRE/VIEWING SERVICE** on 0131 513 9477 (Available 7 Days a Week until 11pm)

HOME REPORT - The Home Report is available from **BLACK HAY Estate Agents** own website - blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open)


INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact **BLACK HAY Estate Agents** on 01292 283606 and we can advise you further.

DISCLAIMER - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office where we will endeavour to assist you.

TRUST BLACK HAY ...we've been serving clients for over 75 Years

52 DARNLEY ROAD, POLLOKSHIELDS, GLASGOW G41 4NE

blackhay.co.uk



blackhay.co.uk

<p>SOLICITORS, LEGAL SERVICES FAMILY & COURT WORK</p> <p>Talk to our team of experienced solicitors for expert professional legal advice. From family law and court work to property, we've got it covered.</p>	<p>PROPERTY FOR SALE</p> <p>Take a look at the current properties we have on offer, and find your brand new dream home.</p>	<p>ESTATE AGENTS</p> <p>Make sure your move goes as smoothly as possible, with our team of experienced estate agents.</p>	<p>FINANCIAL PLANNING</p> <p>Get expert advice and support, wherever you are in life. From essential to complex financial planning we're here to help</p>
---	--	--	--

Welcome to BLACK HAY

As our clients journey through their lives BLACK HAY are there, providing our services when needed. Established in the 1930's ...over 75 Years later we still exist to serve our clients, old & new.

Most importantly, we retain our traditional values of independent advice you can trust, on legal matters, estate agency and financial services. We serve our clients both locally and across Scotland, with offices located in the key areas of AYR & PRESTWICK on the South Ayrshire coast of Scotland.

We build long term client relationships and many of our new clients are referred to us by existing clients.

Talk to us to find out how we can help you

blackhay.co.uk

serving existing & new clients since the... 1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's