



MARVILLE

16 DALKEITH AVENUE, DUMBRECK, GLASGOW, G41 5BJ


McEwan Fraser Legal
Solicitors & Estate Agents

DUMBRECK

GLASGOW, G41 5BJ

POLLOKSHIELDS/DUMBRECK HAS EVOLVED OVER THE LAST 150 YEARS INTO ONE OF THE FINEST SUBURBS IN SCOTLAND. ITS DEVELOPMENT WAS PROMOTED BY THE ORIGINAL LANDOWNERS, THE MAXWELLS OF NETHER POLLOK, WHO HAD BEEN RESIDENT IN POLLOK HOUSE SINCE THE 18TH CENTURY. THEIR ASSOCIATION WITH THE AREA GOES BACK TO 1270 AND THEIR EARLIEST EXTANT RESIDENCE, HAGGS CASTLE, DATES FROM 1585.

Effectively, Pollokshields/Dumbreck was Britain's first garden suburb, considerably predating the Garden City movement and the celebrated examples of Letchworth (1903) and Welwyn Garden City (1919). The architectural styles in West Pollokshields and Dumbreck range from Classical to Italianate, Glasgow style to Gothic and from Scots Baronial to Old English. Many of the prominent architects of the late Victorian period are represented, Alexander "Greek" Thomson, H.E. Clifford, W.F. McGibbon, H & D Barclay and Sir Robert Rowand Anderson amongst them. Many façades conceal interiors richly adorned by the finest craftsmen, some of international renown.

'Maryville' occupies a prime location within close proximity to the historic Bellahouston Park. This famous park was opened to the public in 1896 and was the site of the Empire Exhibition in 1938, which was attended by 12.5 million people. Of the 200 palaces and pavilions which were built, only the Palace of Art remains; this now serves as a Sports Excellence Centre. In 1996, Charles Rennie Mackintosh's House for an Art Lover was completed from original drawings and now exists as a contemporary Centre of Excellence for the Visual Arts. Maryville is also close to Glasgow's finest park, Pollok Park (European Best Park of the Year 2008). Pollok Park is internationally famous and includes the renowned Burrell Collection, Pollok House, rhododendron walks and numerous sporting facilities, including Cartha Queen's Park Rugby Club and Haggs Castle Golf Course.

Dumbreck and West Pollokshields are well served by reputable primary and secondary schools, with private schooling available locally at Craigholme School for Girls and Hutchesons' Grammar School. Pick up points are available for Glasgow Academy, Kelvinside Academy, High School of Glasgow, Belmont Academy and St Aloysius College.

Additional notable attractions in the locale include Maxwell Park with its lovingly tended wildlife pond, Clydesdale Cricket Club, Titwood Tennis Club and renowned restaurants, delicatessens and shops in Nithsdale Road. Dumbreck railway station, within a short stroll, provides regular services to Glasgow Central station, while the nearby M77 and M8 provide swift commuter links to the city centre, Glasgow and Prestwick airports and Ayrshire.





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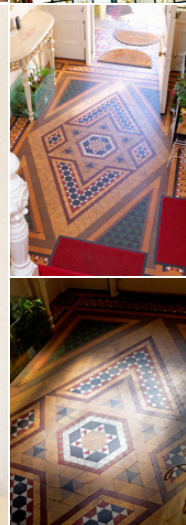
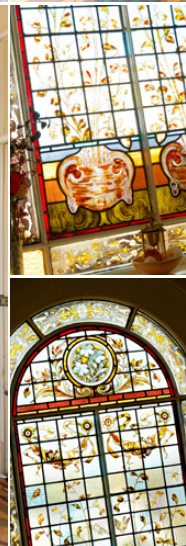
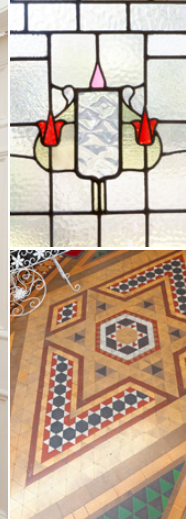
CONVENIENTLY POSITIONED MINUTES FROM TRANSPORT FACILITIES AND LOCAL AMENITIES, A PERIOD BLOND SANDSTONE, FIVE-BEDROOM, DETACHED VILLA, ORIGINALLY DATING FROM AROUND 1900.

Internally, the property offers versatile family accommodation within two public rooms and five bedrooms, formed over two substantial levels. This property is as unique as it is beautiful. The traditional building offers fantastic and flexible accommodation, which only a viewing will qualify. The interior offers sophisticated living space, with exquisite period detailing including ornate corncicing, rose work and skirtings, which is inherent with a home of this age and character. The property is surrounded by private gardens, mainly lawned and screened by a wide variety of mature trees. The gardens have been designed to provide seasonal colour. There is a driveway to the front providing off road parking for a number of vehicles, leading to a single attached garage (with power and light).

The property requires a moderate level of re-decoration and upgrading but has been competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design this forever home to their own taste and style and add immediate value. Once completed, the property will offer well-proportioned room sizes, with an abundance of living space, making this a super acquisition for a variety of buyers looking for a rarely available property in a quality location.

THIS PROPERTY IS
AS **UNIQUE** AS IT
IS **BEAUTIFUL**





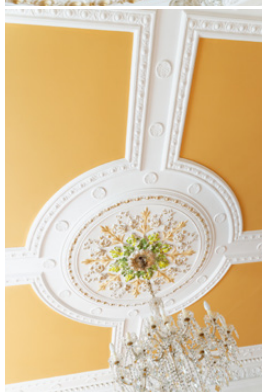
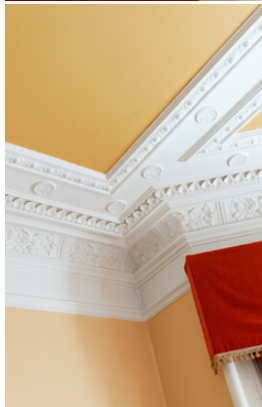
THE SUBJECTS ARE ENTERED VIA TWIN LEAF STORM DOORS TO A PRIVATE ENTRANCE VESTIBULE. FURTHER GLAZED TIMBER DOOR LEADS THROUGH TO A LARGE WELCOMING RECEPTION HALLWAY, WITH STAIRCASE OFF TO THE UPPER LANDING AND ACCESS TO ALL GROUND FLOOR APARTMENTS. THERE IS A VERY HANDY WET-ROOM (WITH UNDERSTAIRS STORAGE) LOCATED OFF THE CLOAKS CUPBOARD.

The lounge is of palatial proportions with both high ceilings and intricate ceiling cornicing. The bay window to the front aspect floods the room with natural light and the room has a range of furniture configurations. A laundry room is located off this room, is plumbed for a washing machine and has a separate wash hand basin. This is the perfect spot to store jackets and wellingtons as a personal door opens directly into the rear garden. A separate dining room with a bay window to the front aspect offers similar views to that of the lounge. The kitchen/breakfast room has been fitted to include a range of floor and wall mounted units, with a work surface, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor hood, microwave and dishwasher and has space for an upright fridge freezer. This zone is certain to become the very 'heart' of the home. Access can be gained from here into the utility room, which has a personal door into the garage.

The original staircase leads to first-floor level revealing five substantial bedrooms, a fantastic family bathroom and a separate shower-room. The master bedroom is the last word in luxury with a bay window offering tremendous views into the distance. The remaining bedrooms all have space for additional free standing furniture if required. The fifth bedroom is currently being used as a very comfortable family room. Access to the loft is gained from here and the space that exists would be ideal for conversion into further living accommodation (STPP). The three-piece bathroom, with a roll-top bath, creates the perfect ambience in which to unwind. There is also a (separate) fully-tiled shower-room. An ornate stained-glass window provides a stunning focal point from the landing.

The specification includes gas central heating and original sash windows (some with secondary glazing) for additional peace of mind and comfort.

McEwan Fraser Legal are of the opinion that early internal inspection is absolutely imperative to appreciate the extent and flexibility of accommodation on offer at this asking price and to avoid disappointment on a rarely available location.





KITCHEN, UTILITY, DINING ROOM & LAUNDRY ROOM





THE STAIRCASE & MASTER BEDROOM

OFFERING TREMENDOUS
VIEWS INTO THE DISTANCE



THE BEDROOMS & FAMILY ROOM

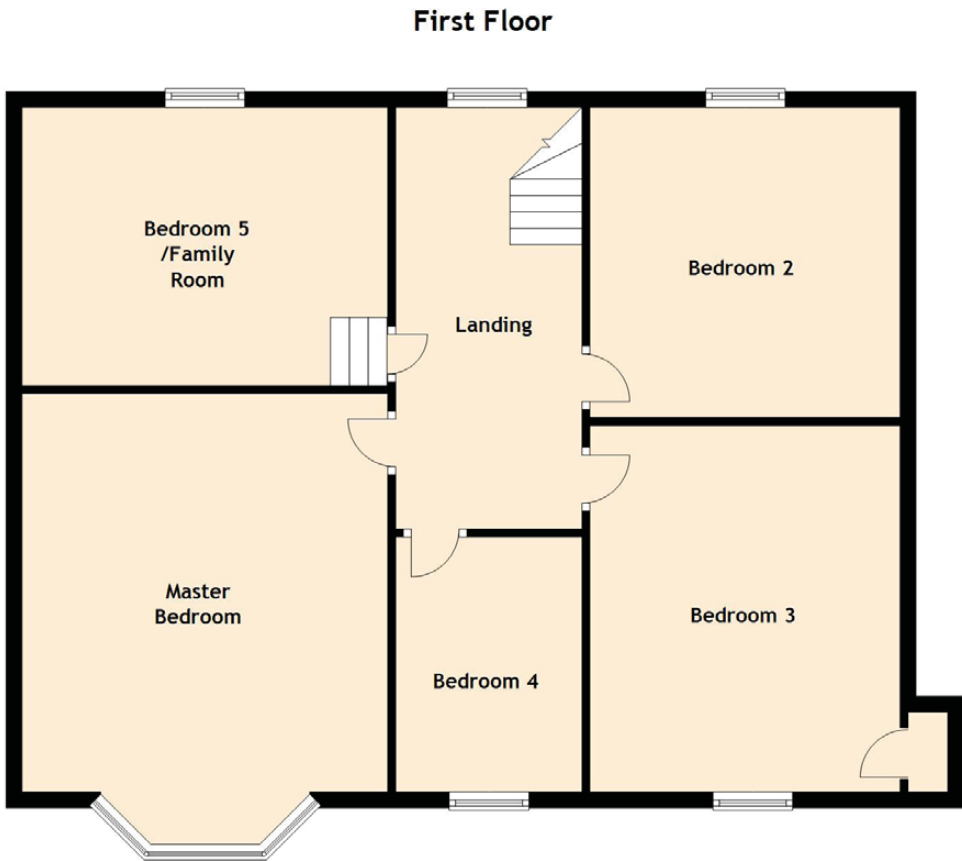
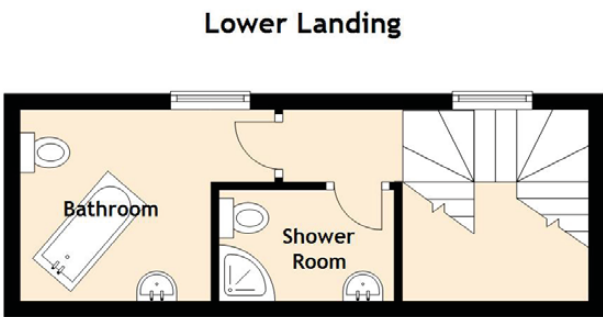
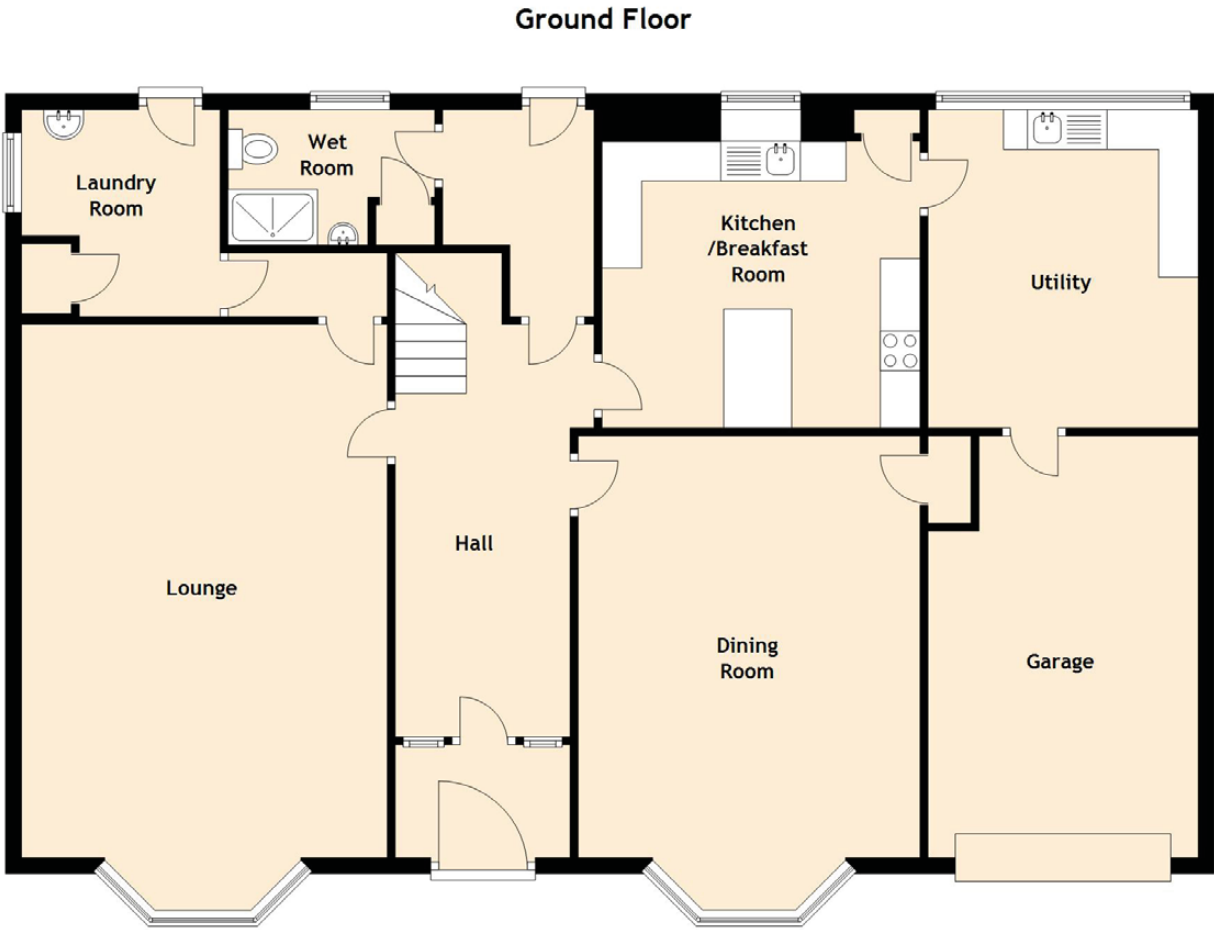
AN ABUNDANCE OF LIVING SPACE,
MAKING THIS A SUPER ACQUISITION



THE BATHROOM, SHOWER ROOM & WET ROOM



SPECIFICATIONS AND DETAILS



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.70m (18'8") x 4.60m (15'1")
Dining Room	4.50m (14'9") x 4.30m (14'1")
Kitchen/Breakfast Room	4.00m (13'1") x 4.00m (13'1")
Utility	4.00m (13'1") x 3.40m (11'2")
Laundry Room	2.60m (8'6") x 2.50m (8'2")
Wet Room	2.60m (8'6") x 1.70m (5'7")
Garage	5.50m (18'1") x 3.40m (11'2")

Lower Landing

Bathroom	3.20m (10'6") x 2.40m (7'10")
Shower Room	2.20m (7'3") x 1.40m (4'7")

First Floor

Master Bedroom	5.00m (16'5") x 4.60m (15'1")
Bedroom 2	3.90m (12'10") x 3.90m (12'10")
Bedroom 3	4.60m (15'1") x 4.00m (13'1")
Bedroom 4	3.20m (10'6") x 2.50m (8'2")
Bedroom 5/Family Room	4.60m (15'1") x 3.70m (12'2")

Gross internal floor area (m²): 220m² | EPC Rating: E

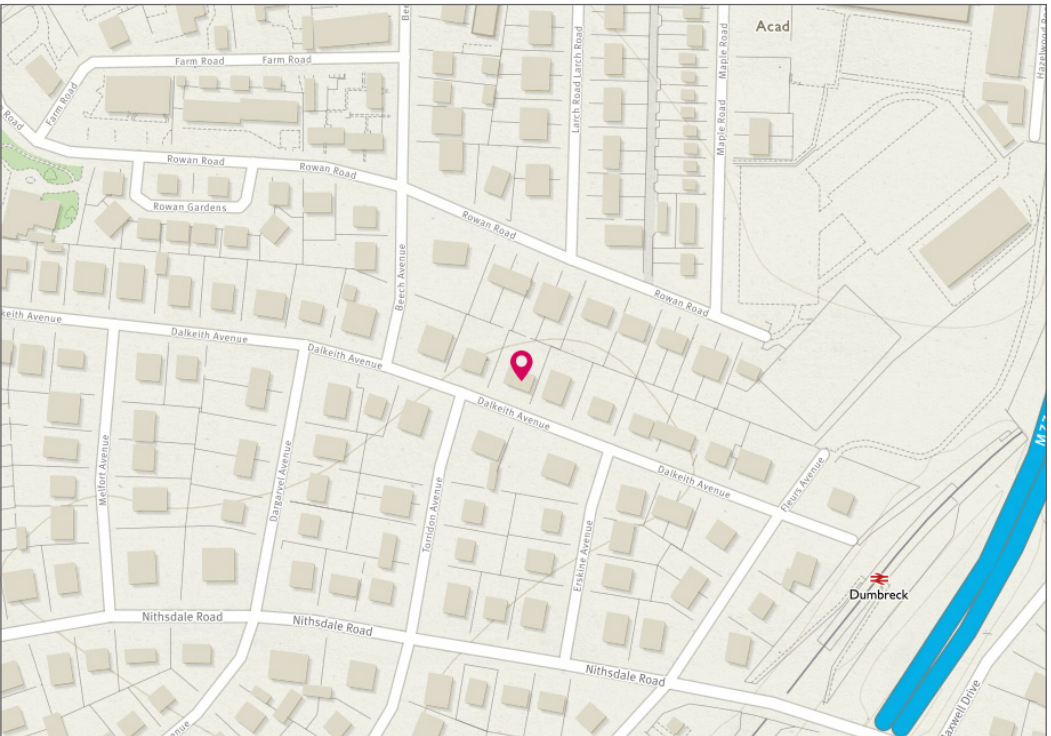


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