



[▶ To view the HD video click here](#)



An elegant and completely charming detached Victorian villa situated within the enviable Cathcart district of Glasgow. This wonderful family home is located moments from amenities and direct rail links to and from the City, and delivers a wealth of period features including stunning original stained glass, ornate and detailed plasterwork and deep moulded skirting and architraves. Cleverly designed, there are eight principal apartments presented over four split levels, offering generous and extremely flexible family accommodation.

### AT A GLANCE

Five Bedrooms  
Detached Villa  
Eight Principal Apartments  
Large Enclosed Rear Gardens

### THE FINER DETAIL

Split Level Layout  
Driveway Parking  
Dining Sized Kitchen  
Utility Room  
EPC Band F













The property sits in level garden grounds and features an enclosed front garden with large driveway with space for multiple vehicles and a quite superb, sizeable south facing enclosed rear garden laid to lawn with large patio area, and mature beds. Entering through the original storm doors, inner portico and into a large, welcoming hallway, the property comprises; beautiful formal bay windowed lounge with feature fireplace with living flame gas fire and stunning ornate ceiling plasterwork, and an additional bay windowed formal reception room again with feature fireplace with living flame gas fire. A small set of stairs lead down to a lower hall which accesses a dining room which has direct access onto the wonderful south facing gardens, a shower room with three piece suite, and beautiful large modern kitchen which again has direct access to the rear gardens, has a superb large pantry, and accesses an extremely useful utility area which is divided into a utility & boot room, and work shop with loft storage. From the main hallway the sweeping original staircase leads up to a half landing where there is a magnificent stained glass feature, main house bathroom with three piece suite and shower over bath, double bedroom, and a sizeable master bedroom with built in mirrored wardrobes and views over the rear garden. The original stairs lead up to the upper landing where there are two extremely generous double bedrooms and a third smaller double bedroom. The specification includes gas central heating and a majority of UPVC double glazing with the exception of the two formal receptions rooms to the front. This wonderful family home offers flexible, spacious accommodation in a superb location, and boasts a plethora of period features combined with the comfort of modern conveniences.

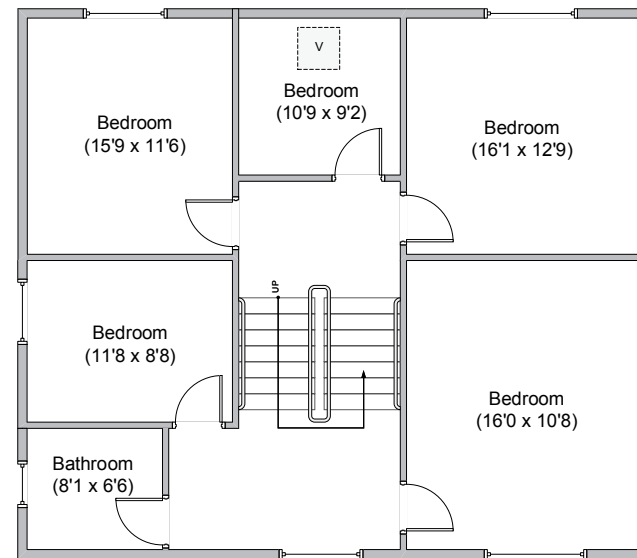
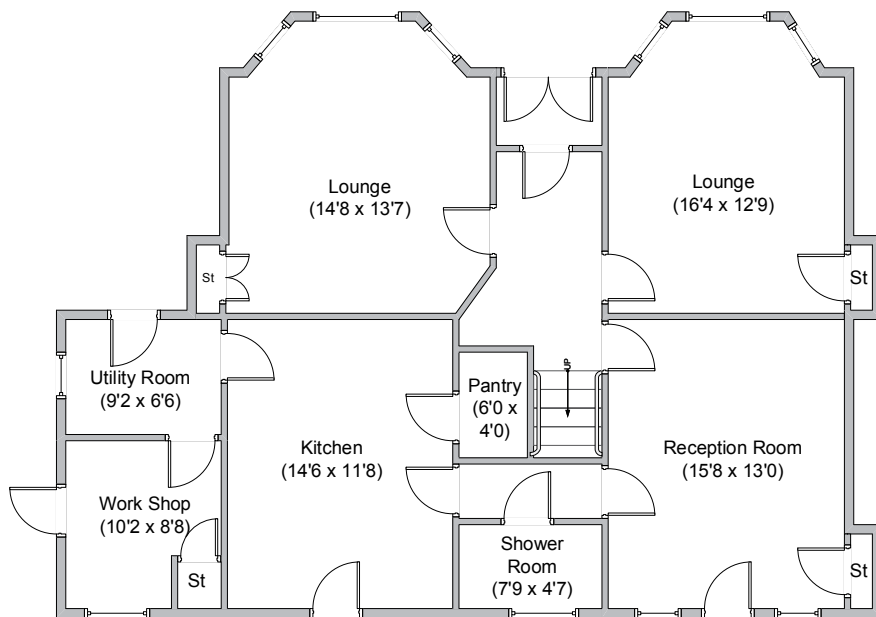












**13 KILDARY ROAD**  
**CATHCART**  
**GLASGOW G44 3AU**




EPC Band D

Approx gross internal area 2378 sqft | 221 sqm

Property reference JG9406

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Find out more contact Clyde Property Shawlands: 226 Kilmarnock Road, Shawlands G43 1TY. T: 0141 571 3777 F: 0141 571 0071 E: shawlands@clydeproperty.co.uk   



[clydeproperty.co.uk](http://clydeproperty.co.uk)

