



Alexander "Greek" Thomson townhouse
36 Millbrae Crescent, Langside G42 9UN
Offers Over £395,000



Rarely available on the open market, this magnificent "A" listed townhouse forms part of an elegant two-storey Victorian terrace built in the late 1870's on the banks of the White Cart Water within Glasgow's residential South Side. The property is located close to the far end of the terrace, which is believed to have been designed by the famous Glasgow architect, Alexander "Greek" Thomson, or posthumously by his architectural partner, Robert Turnbull.

One of Scotland's most celebrated architects, Alexander "Greek" Thomson was born at Balfron in Stirlingshire in 1817 and the 200 year anniversary of his birth will be celebrated in 2017 with various events surrounding his life and works. He spent most of his working life in and around Glasgow until his death in 1875 and in the Victorian era Thomson created many of the most unique secular and ecclesiastical buildings in the city, blending archetypical Greek styling with Egyptian and other neoclassical themes.



Further Detail

The property is accessed from front via a vestibule with substantial timber storm doors and an internal timber and glazed door which leads to a bright hallway featuring coving, dado rail, hardwood timber flooring and the original timber staircase with carved timber balustrade and banister. The impressive lounge with 3 light window to front similarly offers a number of period features including ornate cornicing, plaster freeze, picture rail and feature marble fireplace. There is a cosy sitting room to rear which has feature hardwood timber flooring, recessed shelving and a wall press. The third public room is a formal dining room offering adequate space for a family sized dining table and chairs and providing direct access to the kitchen. The kitchen has been extensively modernised in 2015, being well fitted out with a range of contemporary storage units incorporating worktop surface areas, stainless steel sink and drainer. There is a feature coloured glass splash back and a range of integrated appliances including hob, oven, extractor hood, fridge, freezer, dishwasher and washer/drier.

At first floor level a copula provides natural daylighting to the stairwell and landing off of which are all the upper apartments. There is an impressive master bedroom with ornate cornicing, centre rose, freeze and picture rail as well as sanded timber flooring. There are three further double sized bedrooms, one to front and two to rear. The main family bathroom has a contemporary 3-piece white suite installed comprising low level WC, vanity style wash hand basin and showered bath. There is a separate fully tiled shower room also with a 3-piece contemporary suite installed comprising low level WC, vanity style wash hand basin and shower cubicle.

The property has been upgraded internally to a very high standard of finish, blending modern fittings with period features. The property further benefits from having hardwood timber flooring within many apartments, an alarm system, gas central heating and timber framed sash and casement windows, most of which have been recently overhauled and draft proofed.

Externally there is a small area of private garden ground to front, mainly laid in gravel. To the rear of the property there is a very substantial area of private garden ground which is presently well stocked with a variety of mature shrubs and trees, has a lawned area and patio area. The rear garden offers excellent potential for keen gardeners to create various growing areas or for the family buyer to create child safe play areas. There is also a hard standing on which a summer house could be constructed. There is a garden shed and also a large basement accessed from the rear garden.

The property forms part of the established Langside district, offering elevated open aspects to rear across the adjacent White Cart Water and Albert Park and being convenient for access to a wide range of local shopping facilities within Battlefield, a more diverse range of shops within nearby Shawlands and a Morrisons supermarket in Newlands. The property is also well positioned for accessing a host of other amenities, including Queens Park, a Nuffield Health Club, the Victoria Infirmary, Langside College and Silverburn Shopping Centre.

There are excellent public transport links serving the area, with local buses and Langside Railway Station a short walk from the property, providing frequent services to surrounding districts and the city centre. Highly regarded primary and secondary schooling is also catered for close by.

Accommodation

Entrance Vestibule	
Hallway	
Lounge	20'9" X 18'10"
Sitting Room	17'5" X 9'5"
Dining Room	12'9" X 10'5"
Kitchen	12'3" X 8'11"
First Floor Landing	
Master Bedroom	18'8" X 16'5"
Bedroom Two	14'11" X 11'4"
Bedroom Three	12'5" X 10'8"
Bedroom Four	12'8" X 8'10"
Bathroom	8'7" X 4'9"
Shower Room	10'9" X 3'7"



Floor plans are indicative only - not to scale.

Viewing

Through Inksters on 0345 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Energy Performance Certificate

The EPC Rating for the property is Band D.

Entry Date

Negotiable

Home Report

A Home Report is available for this property with a valuation of £420,000

Travel Directions

From Shawlands Cross proceed southeast along Langside Avenue, turning right at Battlefield monument into Millbrae Road. Continue along and down the hill, turning left at the bottom into Millbrae Crescent, where number 36 is located at the far end on the right hand side.

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