



Clare House, 3 Bowling Green Road, Mount Vernon

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## Description

Seldom available, located in one of Glasgow's most coveted residential neighbourhoods, the property has been owned and occupied by only three families since its construction in the early 1880's. The house is a substantial, well maintained 5 bedroom, traditional sandstone detached family home in one of Mount Vernon's most sought after addresses, overlooking Mount Vernon Bowling and Tennis Club.

Flexible accommodation extends to approximately 2,836 Sqft (263 Sqm), arranged over three levels. The house is symmetrically laid out with well proportioned rooms and high ceilings.

**Ground Floor:** Spacious and welcoming reception hall with decorative stained glass window, affording plenty of natural light. Generous bay window drawing room commanding aspects over the bowling and tennis club. Formal dining room overlooking the front of the property. Kitchen looking on to the back garden. Workshop/utility room with courtesy door to garage. Cloakroom and shower room.

**Half Landing:** An impressive staircase ascends to the half landing's decorative leaded stained glass window continuing to the upper landing. On this half landing is a two room unit comprising a sitting room/bedroom(six) and home office.

**First Floor:** Spacious, broad, upper landing affording access to five bedrooms and house bathroom.

The landscaped grounds are enclosed and provide privacy and seclusion. The mature garden boasts lawns to side, front and to the rear, with seasonally colourful borders and the original brick coal bunker now used for garden storage.

Driveway, located to rear of the property, accessed by service lane, provides off street parking and leads to the double garage.

The property is further complemented by gas central heating.

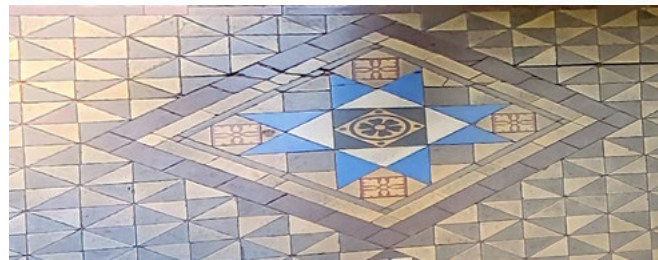


## Situation

Mount Vernon, a popular residential area, is located approximately 4.5 miles to the east of Glasgow City Centre and is conveniently situated for commuter access to nearby M74/M8/ M73 motorway network and throughout the Central Belt.

A range of shopping and eating establishments can be found in and around Mount Vernon including cafes and restaurants such as Rustico and La Vita. Nearby there is the Glasgow Fort Retail Park and the area is well served by buses and trains to Glasgow City Centre. Popular Primary and Secondary Schools can be found locally.

The neighbouring suburbs of Uddingston, Bothwell and Garrowhill provide a wider range of shops, supermarkets, banking and healthcare facilities, restaurants and bars. Local recreational amenities include Sandyhills Golf Club and Park, with green spaces at Mount Vernon Community Park and Barrachnie Woods all within easy walking distance. Strathclyde Park, a few miles south, offers adventure playgrounds and other outdoor activities.



## Original features

This beautiful Victorian home, built in the early 1880's, retains many of the original features of the period.

Vestibule with Victorian tiled floor and etched glass front door. Stunning leaded stained glass window depicting the four seasons on the half landing. Tiled fireplaces with marble and wood mantles and fluted radiators throughout the house. High ceilings highlighted in many of the rooms by original cornicing and ceiling roses. The hallway floor was restored to a hand laid parquet floor in the 70s.

The garage is a remodel of the servants quarters but is still the original building.







































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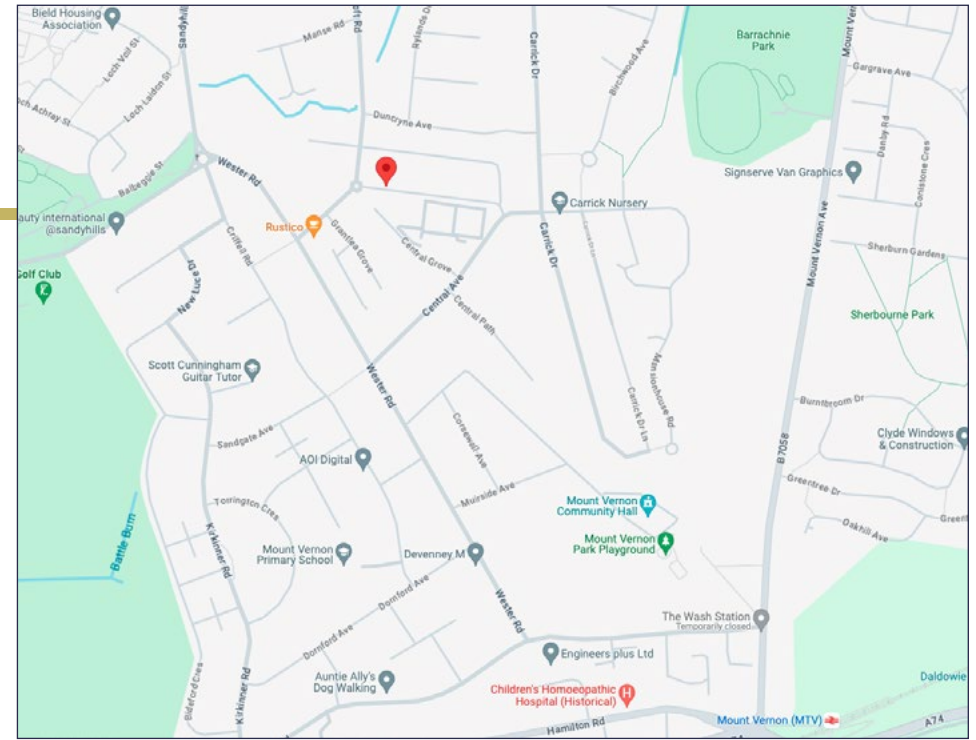
Approximate gross internal area  
Main House 2836 sq ft - 263 sq m  
Garage 258 sq ft - 24 sq m  
Total 3094 sq ft - 287 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

Glasgow City Council  
Band G

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars  
are included in the sale price.

### Energy Efficiency Rating

Band E

### Services

The property will be supplied by mains water, electricity,  
gas and drainage. Gas central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU  
Tel: 0141 287 2000

### Property Reference 3011

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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