



THOMAS MURRAY  
PROPERTY

## Balmory

21  
Sherbrooke Avenue  
Pollokshields  
Glasgow









Drawing Room





**B**almory is a distinctive, detached Listed villa in the outstanding conservation area of West Pollokshields.

This beautifully proportioned Arts and Crafts residence is well maintained with original features of character and quality, set in mature landscaped gardens

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Includes 4 Public Rooms, 4 Bedrooms  
2 Bathrooms (one en suite)  
Additional Suite with Wet Room

Comprehensive attic and basement spaces with integral garage





Entrance  
Hall







Balmory  
21 Sherbrooke Avenue  
Pollokshields  
Glasgow G41 4HF



**L**ocated in the UK's original, largest and best-planned garden suburb and within the city's international cultural hub on the south side of the River Clyde. With ready access to Glasgow International Airport and Glasgow city centre, the neighbourhood embraces several parks, cafes and restaurants, sporting facilities and a diverse choice of schools, including the Glasgow School of Sport, a Gaelic medium primary and the highly respected Hutchesons' Grammar School.

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**A**ccommodation includes the Drawing Room, Dining Room, Morning Room on the ground floor. The Music Room on the mezzanine. 4 Bedrooms on the first floor together with 2 Bathrooms, one en suite.

The self-contained suite of two rooms and wet room is on the ground floor overlooking the rear garden.

The full size attic is floored and there is an exceptionally large basement offering substantial development potential (e.g. for both a cinema and gym/spa suite) besides incorporating the existing wine cellar, laundry room and integral garage.

The garden has recently been substantially re-landscaped to include the creation of a sheltered sun terrace.

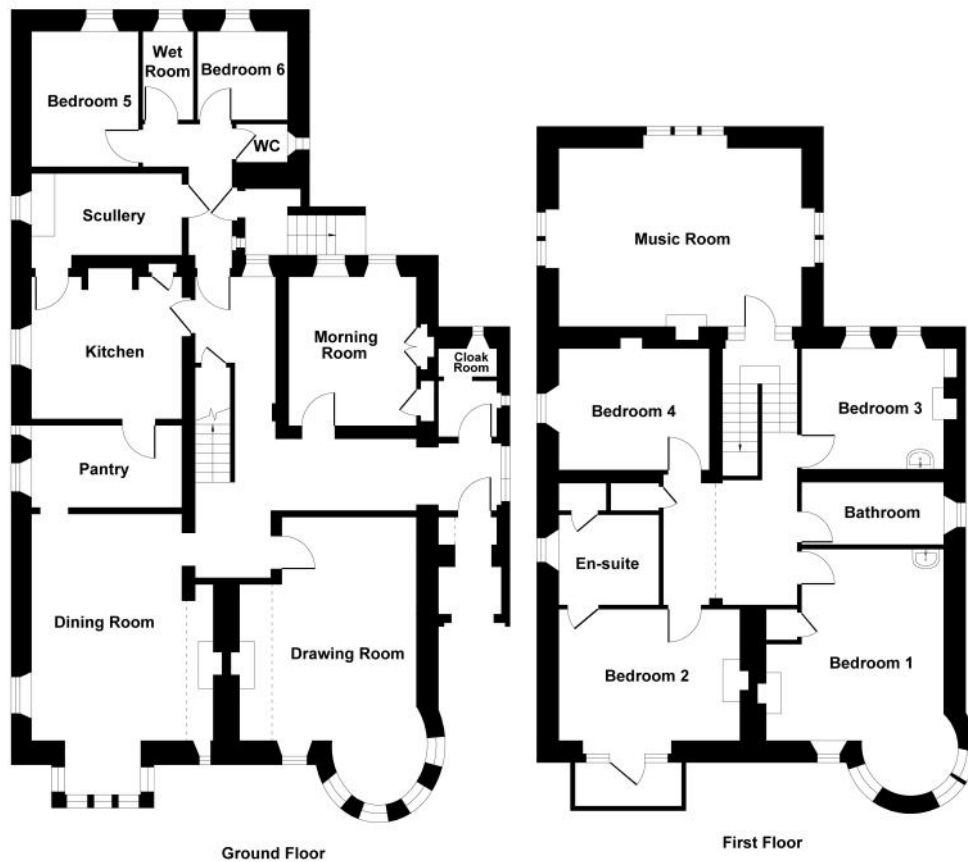
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**D**esigned by W J Anderson in 1891, this distinctive B-Listed sandstone villa is rooted in Scots Baronial architecture with European influences. Its high structural quality embraces definitively post-Victorian proportions and the individual character of each room; most of its original features are retained, including six parquet floors. It is a spacious yet compact family residence, well maintained and well suited to entertaining. A house that has rarely changed hands.

**B**uilt for David Mason, later Lord Provost and Lord Lieutenant of Glasgow, Balmory is unique not only in the Conservation Area of West Pollokshields, but is the only villa designed by the prestigious W J Anderson, then Director of the Department of Architecture at the Glasgow School of Art.

# Balmory

21  
Sherbrooke Avenue



Drawing Room	23'2'' at widest x 18' reducing to 13'10''
Dining Room	23'7'' x 18'1'' at widest points
Morning Room	12 x 13'11
Music Room	17'11'' x 24'
Bedroom 1	23'2'' x 18' reducing to 14'3''
Bedroom 2	12'10'' x 17'11''
En Suite Bathroom	8'8'' x 9'9''
Bedroom 3	12' x 14'
Bedroom 4	12' x 13'11
Bedroom 5	11' x 9'4''
Bedroom 6	7'2'' x 9'3''
Bathroom	6'6'' x 14'
Wet Room	7' x 4'8''
Kitchen	12'1'' x 13'11
Scullery	6'5' reducing to 4'8'' x 13'8''
Pantry	6'6 x 13'11''
Cloak Room	7'4'' x 5'5''
WC	3' x 5'1''

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Dimensions are Approximate

The Floor Plan is Not to Scale and is for  
identification purposes only





Dining Room





Dining Room

Morning Room

Kitchen







Musical Room





Music Room



Landing







Bedroom 1





Bedroom 1



Bedroom 2,  
its view and  
En Suite







Bathroom

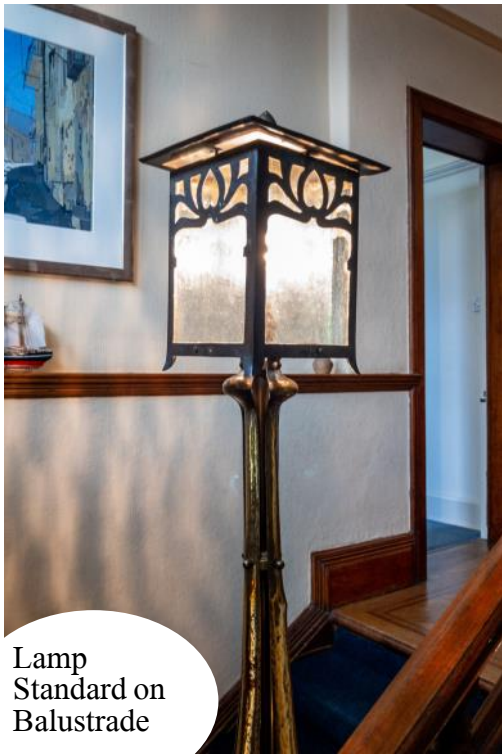
Bedroom 3



Basement: Library  
& Garage

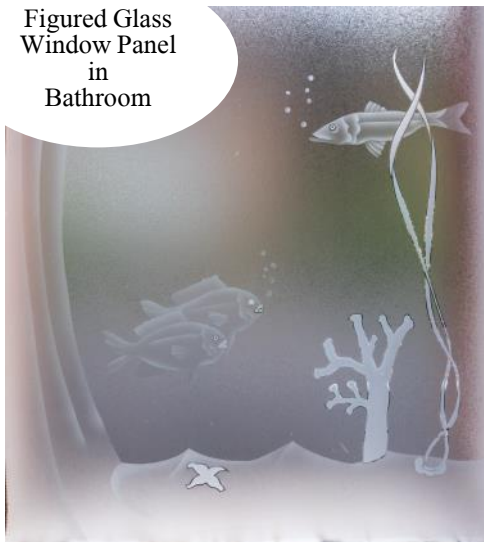






Lamp  
Standard on  
Balustrade

Figured Glass  
Window Panel  
in  
Bathroom



Bell  
Box



Detail of frieze  
in Drawing  
Room

Examples of  
Leaded/  
painted glass  
panels



Music Room  
Ceiling





Drive

Paved Terrace

Lily Pond &  
Rockery







## Balmory

### A Home with a Heritage

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‘Glasgow has a remarkable wealth of good architecture very largely of the 19th century, mainly concentrated in the beautiful inner suburbs.....built with more craftsmanship than we can hope to emulate or that the world is ever likely to see again..... No middle to late Victorian garden suburb as extensive as Pollokshields has been designated elsewhere’

- Lord Esher , ‘Conservation in Glasgow 1971’



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## General Comments

Home Report available on request.

Central heating is by way of gas.

## Guide Price

Guide Price: £975,000

**Pre-sale Valuation and Appraisal:** If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Council Tax:  
Band H

Energy Efficiency Rating  
E 40

## Viewing

By appointment only.

Contact the agents, Thomas Murray Property, telephone 01465-713498

or email [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)









### Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

### Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

### Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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