

THE MODERN HOUSE



*Glasgow
Sold*

Trefoil Avenue

This immaculate one-bedroom second-floor apartment lies within an elegant Edwardian red sandstone tenement in the heart of Glasgow's Shawlands. Unfolding over approximately 843 sq ft, it is wonderfully light and has been subject to a meticulous renovation; the result is a home that bear the hallmarks of its traditional proportions while prioritising a truly modern way of living. The apartment is a joyful interplay of flowing living spaces with abundant natural light and a superlative material palette. A clarity of vision fuses a stripped-down period charm with modern detailing and rigorous attention to detail and craftsmanship. It sits close to a plethora of restaurants, pubs and independent shops in addition to swathes of green space at Pollok Country Park.

We've written about life in this apartment in more depth.

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The Tour

The avenue is defined by its Edwardian architectural features; large casement windows and projecting bays punctuate walls of red sandstone; short runs of external steps rise to raised ground floor entrances and form a rhythmic streetscape. Atop are grey slate roofs and hefty chimney tops.

A shared doorway leads to the close, which houses the common stairs and landings. Stone steps, rattled wooden handrails and windows of colourful stained glass give an immediate impression of the building's origins.



Entrance to the flat is to the beautifully bright hall. Throughout the apartment, high ceilings rise more than three metres; timber floorboards that run underfoot have been treated with soap and lye, and rooms are bathed in abundant natural light.

A wonderful space to gather, the living room is replete with a triple bay window, a working fireplace, built-in bookshelves and is finished in a soothing muted green. In alignment with the rest of the flat, the kitchen has been cleverly conceived and punctiliously crafted. Bespoke cabinetry by Perou Cabinet Makers is made from tulipwood and birch-faced plywood and is sprayed a wonderfully warming pink. Cleverly designed for the practicalities of daily life, storage and appliances blend with the walls, and a window seat abuts the double casement.



A peaceful space, the bedroom has similar qualities to the living room and kitchen; high ceilings and a large double casement window frames views of the neighbouring rooftops and skyline. There is a wall of handmade storage concealed behind flush timber fronts.

The bathroom is a quiet luxurious retreat, its layout ideated to maximise its extended deep plan. Simple modern sanitary ware is counterpointed by matt black fittings, all beautifully set within panelled units with neat flush bead detailing. There is an abundance of storage off the entrance hall, the largest usefully plumbed to suit laundry facilities.

Outdoor Space

The apartment looks out over a secluded paved courtyard, which is open for residents of the building to enjoy.

The Area

Shawlands has an eclectic range of restaurants and cafes. Dapper Mongoose serves delicious small plates, while Oscars does brunch with a French twist. Julie's Kopitiam offers Malaysian fare and morning coffees are on offer at Partenope and Café Strange Brew. For an evening of live music and craft ale, there is Phillies of Shawlands with guest beer taps showcasing Scottish Independent Breweries. Deanston Bakery, a local artisan legend, bakes tempting sourdough loaves and varieties of bagels.

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The area has ready access to many local green spaces. Less than a ten-minute walk are Pollok Country Park, a wonderful place to walk and cycle and home to The Burrell Collection and Queen's Park, with a great recreation ground and a terrific spot for sledging. The arts centre and café House for an Art Lover, designed by architect Charles Rennie Mackintosh, lies just northwest in Bellahouston park.

Shawlands is well served by public transport links into the city centre. Trains run from Pollokshaws East Station to Glasgow Central Station, near the Merchant City, in approximately 16 minutes. Edinburgh Waverley is reached in approximately 50 minutes and London Euston in around five hours. Glasgow airport sits on the north-western edge of the city, approximately nine miles from Shawlands.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.