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0141 404 1333

Pollokshields | 1/1, 25 Herriet Street

A superb three bedroom period town flat occupying a sought after positioning within the heart of Pollokshields.



Pollokshields | 1/1, 25 Herriet Street

Occupying a highly sought after position within Pollokshields, and displaying a wonderful retention of period features, this expansive three bedroom town flat enjoying fantastic transport links into Glasgow City centre.

Internally the property offers flexible family accommodation within four principle apartments set on one level. Positioned on the first floor of a commanding blonde sandstone building, the apartment benefits from a secure door entry system, gas fired central heating system with combination boiler and sash and case windows throughout. Furthermore, this most attractive period home benefits from a well maintained residents garden to the rear of the building which provides both drying facilities and refuse stores.

Particular attention must be drawn to the spacious room dimensions and period features which are sure to impress the discerning purchaser with special reference to the original timber floorboards which extend throughout the lounge and all three bedrooms.

The accommodation on offer comprises: an immediately impressive reception hallway with two store cupboards, elegant front facing lounge with beautiful bay window formation, period fireplace detail and large walk-in storage cupboard; thoughtfully designed kitchen comprising a range of floor and wall mounted units while boasting a range of appliances and a separate pantry; expansive front facing master bedroom with period fireplace and generous provisions for free standing furniture; second generously proportioned double bedroom to the rear currently utilised as a second public room; third sizable double bedroom to the rear with ample space for free standing wardrobes and to complete the overall accommodation there is a well appointed bathroom comprising a white WC, hand basin and bath with overhead shower.

In conclusion, this is a wonderful example of a period town flat pitched perfectly for young professionals, family buyers and mature couples alike seeking traditionally proportioned accommodation within a desirable residential pocket of Pollokshields.



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Floorplans are indicative only - not to scale
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Location

Situated within the highly desirable south side suburb of West Pollokshields, the property is positioned within close distance of shops, delicatessens and restaurants of Nithsdale Road and Kildrostan Street. Shawlands, approximately 1 mile away offers a more diverse range of facilities including supermarkets, bars and further cosmopolitan restaurants. The property enjoys close proximity to both upper and lower schooling of the highest regard. In addition, the forthcoming opening of Glasgow's second Gaelic School on St Andrews Road further adds to the already diverse range of local schooling available. Furthermore, an abundance of outdoor recreational activities can be pursued at nearby Maxwell Park, Pollok Park and Queens Park. The immediate area is conveniently positioned to take advantage of a wide range of transport links and benefits from frequent bus, rail and underground services connecting Pollokshields with Glasgow City centre and other surrounding areas. Access to the M8, M77 and M74 motorway networks make it an ideal location for commuting throughout the central belt and to Glasgow Airport. Finally, with the ever increasing volume of cyclists in mind, the general area benefits from enclosed cycle lanes providing safe and direct passage into Glasgow City centre.



Whilst the property details have been prepared with due care and attention, it must not be regarded as a report on the condition of the property. The details are believed to be correct however their accuracy can not be guaranteed and they do not form part of a contract. Floorplans are for illustration purposes only and may not be to scale while all room measurements have been taken from the longest and widest points.

EPC – Band C



Walker Wylie
Estate Agents

148 Woodlands Road, Glasgow G3 6LF
T 0141 404 1333
F 0141 404 7373



E info@walkerwylie.co.uk
www.walkerwylie.co.uk