



Beautifully presented two bedroom bedroom period flat residing within a sought after pocket of Shawlands

Located within the heart of vibrant Shawlands and offering beautifully presented accommodation throughout, this classic two bedroom period flat retaining the all important dining sized kitchen.

Positioned on the top floor of a traditional red sandstone tenement building, the apartment benefits from a secure door entry system, new gas fired central heating system with combination boiler and double glazed windows throughout. While externally, this stylish flat benefits from a well maintained communal resident's garden to the rear of the building which provides both drying facilities and refuse stores.

The enclosed floor plan and photographs provide an indication of the overall size and layout of the property, however in brief the accommodation extends to: entrance vestibule accessed via twin storm doors; inviting reception hallway with large walk-in store cupboard; naturally bright and spacious lounge with classic bay window formation, original period fireplace and large open recess; generous dining kitchen fitted with a range of quality wall and base mounted units and complimented by a selection of appliances while still retaining space for a dining table and chairs; spacious double bedroom to the front with space for free standing furniture; second double bedroom to the rear and to complete the overall accommodation there is a well appointed galley bathroom comprising a three piece suite with shower over bath and splashback tiling.

In summary, this is a fine example of a traditional Glasgow tenement which is presented to market in turn key condition and is pitched perfectly for the young professional buyer seeking period accommodation within a fantastic locale.

Finally, particular attention should be drawn to the property's exact positioning, with a Morrisons Supermarket and Crossmyloof train station a mere two minutes walk from the property.





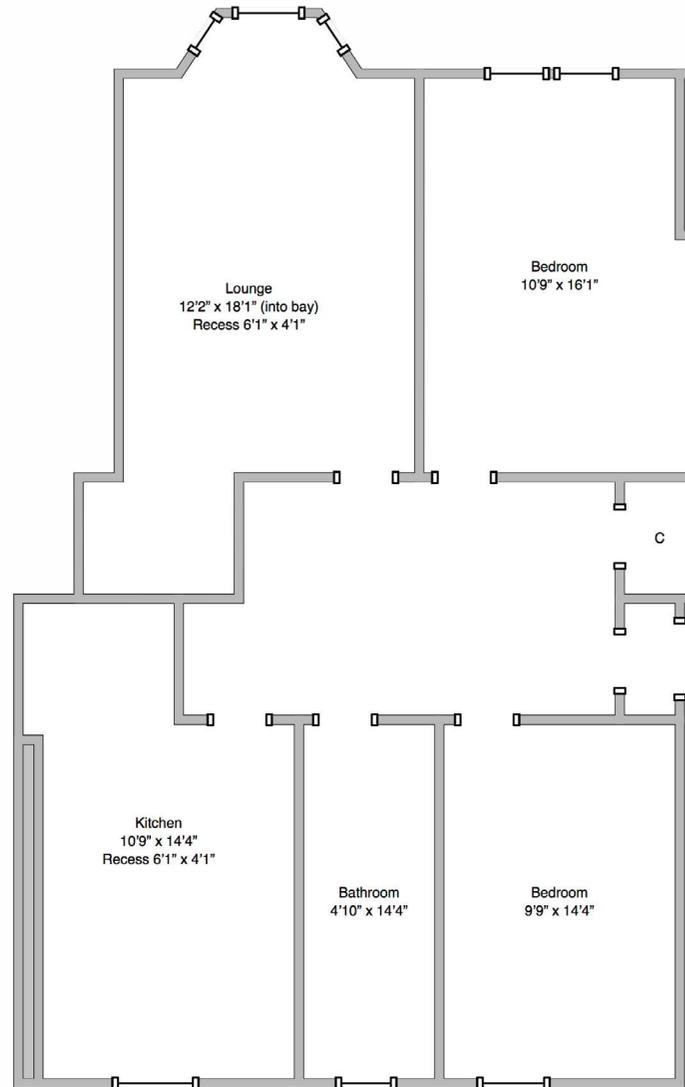
Shawlands

3/1, 81 Minard Road

EPC band E
Property reference WW312

Location

The property benefits from a sought after position within the district of Shawlands and enjoys access to an excellent selection of local amenities on both Minard and Kilmarnock Road. Furthermore, a more diverse range of shopping is available within the highly regarded Silverburn Shopping Centre which is located a mere five minute drive away. There are numerous recreational facilities in the area including Pollok Park, Linn Park and the internationally renowned Queens Park. Frequent bus and train services provide rapid commuter access to Glasgow city centre and beyond with the property well situated for a selection of highly regarded public and private schools. Furthermore, prompt access to the M74, M77 and M8 motorway networks make it an ideal location for commuting throughout the central belt and to Glasgow Airport.



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