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Langside | 2/1, 13 Langside Place

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Occupying a revered position within a mere stone's throw from Queens Park and offering one of the largest footprints available within the immediate area, this seldom available three-bedroom corner cited period town flat boasting a dining kitchen and open views to the front.

Internally the property offers flexible family accommodation within four principal apartments set on one level. Located on the top (second) floor of a commanding red sandstone building, the apartment benefits from a secure door entry system, gas fired central heating system with combination boiler and traditional sash and case windows throughout (secondary glazing to some windows)

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.

The accommodation on offer comprises: entrance vestibule; an inviting L-shaped reception hallway with two conveniently positioned store cupboards; immediately impressive front facing lounge with corner bay window formation; generous dining

kitchen comprising a range of floor and wall mounted units and a must have separate pantry and utility cupboard while still retaining ample provisions for a dining table and chairs; three double bedrooms permitting ample space for free standing wardrobes and to complete the overall accommodation there is a modern bathroom comprising a white three piece suite with over bath shower and splashback tiling.

This is a wonderful example of a period town flat pitched perfectly for young professionals and family buyers alike seeking the opportunity to put their mark on a traditional period flat located within a favoured locale. With day-to-day amenities in mind, a Tesco Local can be reached within a mere two-minute walk from the property.

EER – Band D

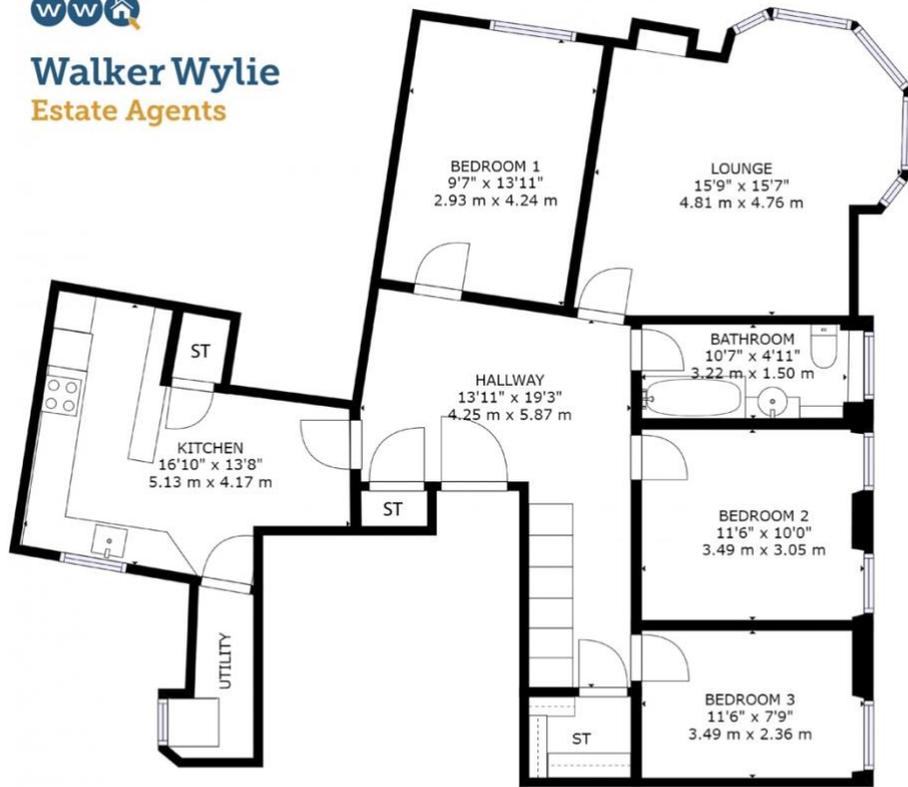


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GROSS INTERNAL AREA
FLOOR 1: 1078 sq. ft, 100 m²
TOTAL: 1078 sq. ft, 100 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Location

The property benefits from a popular positioning within the sought-after district of Langside and enjoys close proximity to an excellent selection of local amenities on Battlefield Road, Pollohshaws Road and Kilmarnock Road. Furthermore, a more diverse range of shopping is available within the highly regarded Silverburn Shopping Centre which is located a short drive away. There are numerous recreational facilities in the area including the internationally renowned Queens Park and Pollok Park. Frequent bus and train services provide rapid commuter access to Glasgow city centre and beyond with Mount Florida and Langside train stations close by.



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.

WW520



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