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## Shawlands | 1/2, 34 Trefoil Avenue

An extensively refurbished two bedroom period flat beautifully positioned within the heart of vibrant Shawlands.



## Shawlands | 1/2, 34 Trefoil Avenue

### A superb two bedroom flat enjoying close proximity to a host of local amenities and excellent transport links into Glasgow City centre.

Occupying a prime position within a revered pocket of Shawlands and offering extensively refurbished accommodation throughout, this superb two bedroom period flat enjoying close proximity to a host local amenities and excellent transport links into Glasgow City centre.

Located on the preferred first floor of a commanding 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 particularly well maintained communal resident's garden to the rear of the building which provides both drying facilities and refuse stores.

Particular attention must be drawn to the period feel of the resident's stairwell which retains both the original stain glass sash and casement windows and tiling.

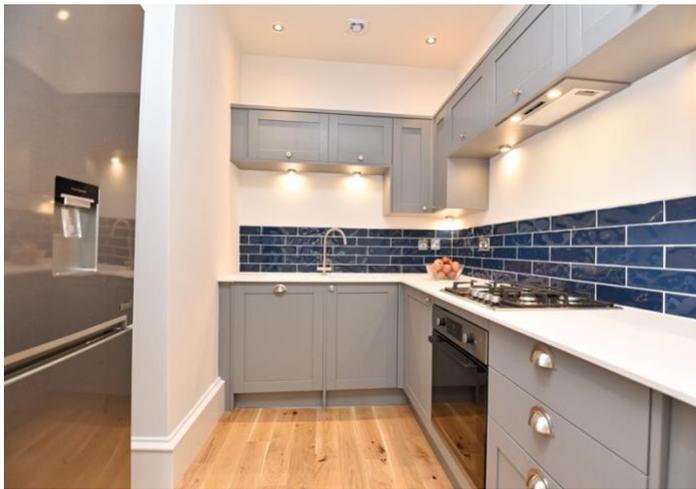
This spacious period apartment has been comprehensively remodelled and refurbished from top to toe with a high level of care and attention to detail. This includes the property being fully re-

wired, re-plumbed with new heating system, new kitchen and bathroom, extensive reinstatement of period woodwork and re-plastered throughout. Furthermore, the period feel of the property is further enhanced with the introduction of brushed hardwood flooring extending throughout the lounge and hallway.

The enclosed floor plan will give you a good indication to the overall size and layout of the property, however in brief the accommodation extends to: inviting reception hallway with large walk-in storage cupboard; immediately impressive front facing lounge with large bay window formation, bespoke alcove storage and a beautiful period style cast iron gas fire; brand new thoughtfully designed kitchen fitted with a range of quality wall and base mounted units and complimented by an impressive range of integrated appliances; expansive double bedroom to the rear with an adjacent utility room housing a wash hand basin and semi integrated washing machine; second generously proportioned double bedroom to the front permitting ample space for free standing wardrobes and to complete the overall accommodation there is a refitted luxury designer bathroom comprising three piece suite with mixer shower over bath.

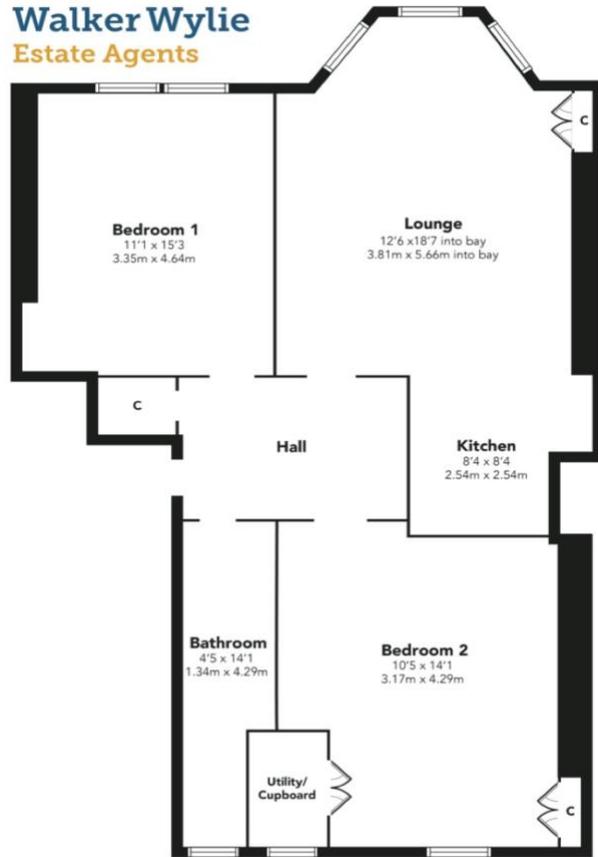


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Floorplans are indicative only - not to scale  
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## Location

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.



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.

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