

inksters

solicitors



TOP FLOOR TENEMENT FLAT

Flat 2/2, 17 Mansionhouse Road, Langside G41 3DN

Offers Over £229,995







Accommodation

Hall:	28'7" x 17'9" (L shaped - measurements taken at widest points)
Lounge:	19'8" x 16'8" (excluding bay window)
Kitchen:	16' 2" x 15'10"
Pantry:	6'9" x 2'10"
Dining Room/Bedroom 4:	15'9" x 11'1"
Bedroom 1:	19'0" x 13'3" (into bay)
Bedroom 2:	16'8" x 13'8"
Bedroom 3/Study:	20'0" x 13'1" (into bay)
Bathroom:	9'5" x 7'11"

Central Heating

The property benefits from gas central heating.

Glazing

The property benefits from refurbished sash and case windows.

Entry

The property benefits from security controlled door entry system to the communal hall and double storm doors with a further internal door to the property itself.



Enjoying a commanding corner position between Mansionhouse Road and Langside Place, this absolutely stunning, traditional red sandstone top floor tenement flat offers a host of period features and benefits from three bay windows with aspects over neighbouring properties to Queens Park. This lovely home is situated within a highly desirable locale and boasts such features as striped and varnished floors, re-furbished sash and case windows, ornate ceiling cornicing and ceiling roses and fabulous feature fireplaces. Even though this property offers such traditional character, it successfully blends a modern kitchen and bathroom décor very well.

The building is accessed via a security controlled door entry system which gives access to a recently decorated communal hall with tiling to half height and is complemented by stained glass windows on the half landing

Internally the commodious accommodation extends to an instantly impressive 28' L shaped hall, which leads to all apartments. The main public room is a bright and spacious lounge with a large corner bay window with views to Queens Park. There is a feature fireplace with living flame gas fire, striped and varnished flooring and ornate cornicing. The contemporary dining kitchen has a selection of wall and base units with a contrasting work surface and integrated oven, hob and extractor. It also has a walk in pantry and space and fittings for appliances. The second public room is currently used as a dining room. However, it could easily lend itself to a fourth bedroom. There are three double bedrooms, two with bay windows and feature fireplaces and all are very well proportioned. The bathroom is accessed from the hall and benefits from a toilet, pedestal wash hand basin and bath with shower and shower screen. The property further boasts gas central heating and communal gardens.

Mansionhouse Road is situated off Langside Avenue and is a location where properties rarely become available. It allows easy access to a host of local amenities including bars and restaurants, shops and supermarkets. Sporting and recreational facilities include five a side football pitches, Queens Park where bowling greens, pitch and putt and tennis courts can be found and private health clubs. There is well regarded schooling to both primary and secondary levels close at hand. There is an excellent public transport facility with the M8 being within easy striking distance allowing swift and effective travel in and around the Central Belt.



Floor plans are indicative only - not to scale.

Viewing

Through Inksters on 0845 241 1222.
Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable

Travel Directions

Travelling south on Pollokshaws Road, turn left on to Langside Avenue, proceed along here turning right into Mansionhouse Road where the property is situated on the left hand side.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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GSPC Reference 121046

