

inksters

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SECOND FLOOR FLAT

Flat 2/2, 127 Minard Road, Shawlands, Glasgow G41 2EN



This traditional red sandstone second floor flat is presented in pristine order throughout and is situated in a highly sought after locale. The property would be an ideal purchase for a first time buyer or young couple and is complemented by modern specifications, neutral décor and spacious accommodation. The building is accessed via security controlled door entry system which gives access to a well maintained communal close with stairs leading off to the upper level. Internally the property is in walk-in condition and extends to entrance hall, bay window lounge, lovely modern fitted dining kitchen with contemporary wall and base units and splashback tiling. There is a good size double bedroom and recently fitted bathroom suite. Further features include stripped and varnished flooring, living flame gas fire, gas central heating, partial double glazing, security entry and communal gardens.

Minard Road is well positioned for amenities available in and around Shawlands and these include a good selection of bars, shops, restaurants, supermarkets, bistros and boutiques. Sporting and recreational facilities can be found in nearby Queens Park which include a pitching putt, duck pond, tennis courts, bowling greens and five-a-side football pitches. The property is also within range of Pollok Country Park which is Glasgow's largest park with extensive woodlands and gardens providing a quiet sanctuary for both visitors and wildlife. The Park is also home to the world famous Burrell Collection.

There is excellent public transport facilities to and from Glasgow City Centre with Crossmyloof Railway Station being only minutes away from the property. The motorway is also within easy striking distance.



LOUNGE

18'3" x 12'0" (into bay)

KITCHEN

18'6" x 10'8" (at widest point)

BEDROOM

14'10" x 9'3"

BATHROOM

14'5" x 4'7"

VIEWING

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

ENTRY DATE

Negotiable

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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Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling towards Shawlands From Glasgow on Pollokshaws Road and on entering Shawlands turn right at the traffic lights on Minard Road and proceed along here where the property is situated on the left hand side.

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