



**ELLE MARIE PROPERTY**

**132 HAPLAND ROAD, POLLOK, GLASGOW,  
G53 5PR**





ELLE MARIE PROPERTY is pleased to present this rarely available 3- bedroom main door upper cottage flat in desirable Hapland Road, Pollok. Enjoying an enviable location in a quiet residential pocket of Pollok and ideally placed for easy access to an array of local amenities, Silverburn Shopping Centre, local parks, schooling and public transport, the property is spacious throughout with generous front facing lounge, separate rear kitchen, 3 double bedrooms, newly installed shower room, gas central heating and double glazing and rear south-facing garden. Early viewing is advised. In more detail, the property comprises:

#### ENTRANCE HALL

Entering the property through the main door, the staircase leads to the upper hall and is a great first impression to the property, a spacious entrance hall with excellent built-in storage.

#### LOUNGE

The lounge is generous in size and is front facing with good space for furniture and furnishings. The window offers a lovely outlook to the open space and the window allows good natural light. There is a gas fire with surround which compliments the lounge.

## KITCHEN

The kitchen to the rear is good size, requiring a degree of upgrade and modernisation, with excellent potential to create a modern space. The south-facing window provides good natural light. White goods can be included at purchaser's request.

## BEDROOM 1

Bedroom is generous in size and is front facing. There is excellent space for bedroom furniture and furnishings.

## BEDROOM 2

Bedroom 2 is generous in size and is rear facing. At present this is being used as a bar/sitting room which adds real character to the flat. There is excellent space for bedroom furniture and furnishings.

## BEDROOM 3

Bedroom 3 is double in size and is front facing. There is good space for bedroom furniture and furnishings.

## SHOWER ROOM

The shower room has recently been upgraded to a good standard and is modern comprising walk-in shower unit with thermostatic chrome wall-mounted shower, WC and wash-hand basin unit with storage. The flooring is vinyl click and there is modern wet wall panelling. The bathroom also benefits from chrome heated towel rail.

## EXTERNAL

Externally, the property benefits from well-maintained rear south-facing garden and generous side section directly in front of the main door. The rear garden has been well-cared for throughout the period of ownership with a large section of turfed lawn and a timber decked terrace. The rear garden is enclosed by timber fencing. Externally, the property also benefits from outside store. There is ample parking on street.

EPC Rating: C

Dimensions:

Lounge: 11'9"x15'5"

Kitchen: 10'4"x9'4"

Bedroom 1: 11'8"x13'4"

Bedroom 2: 10'4"x13'3"

Bedroom 3: 11'8"x9'9"

Shower Room: 7'8"x4'8"















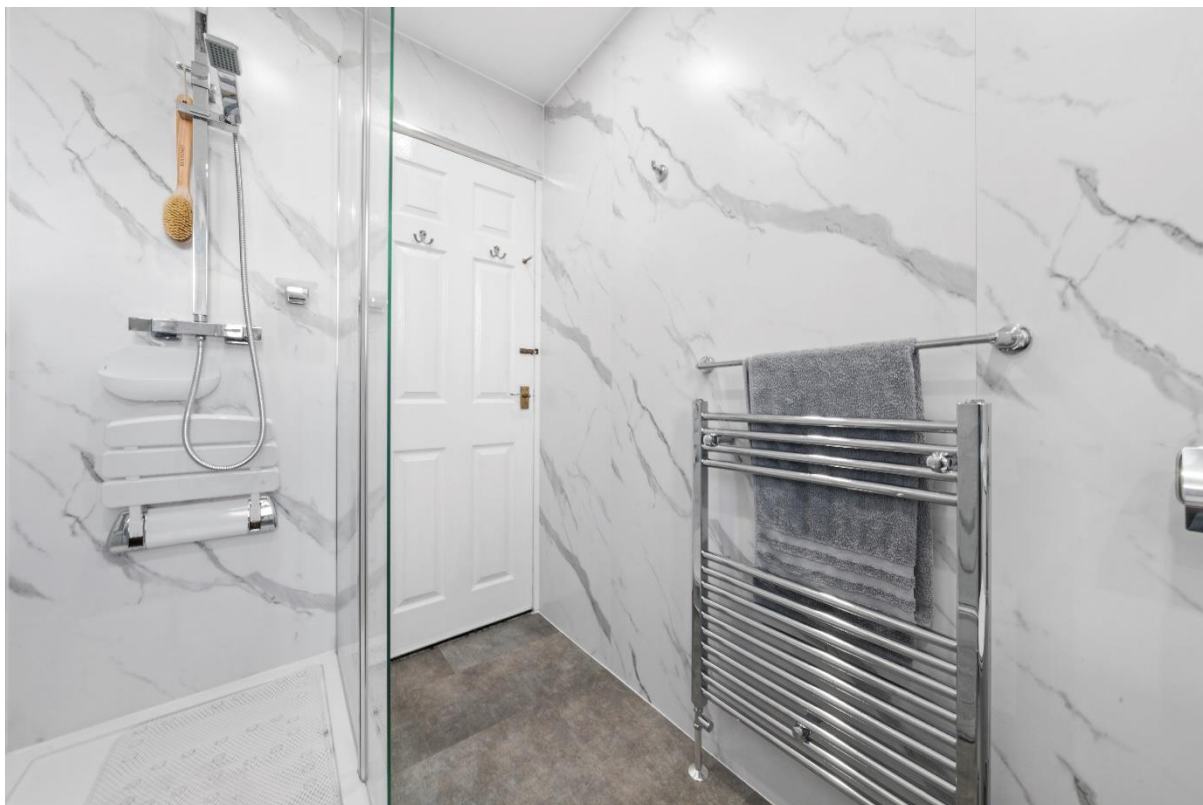




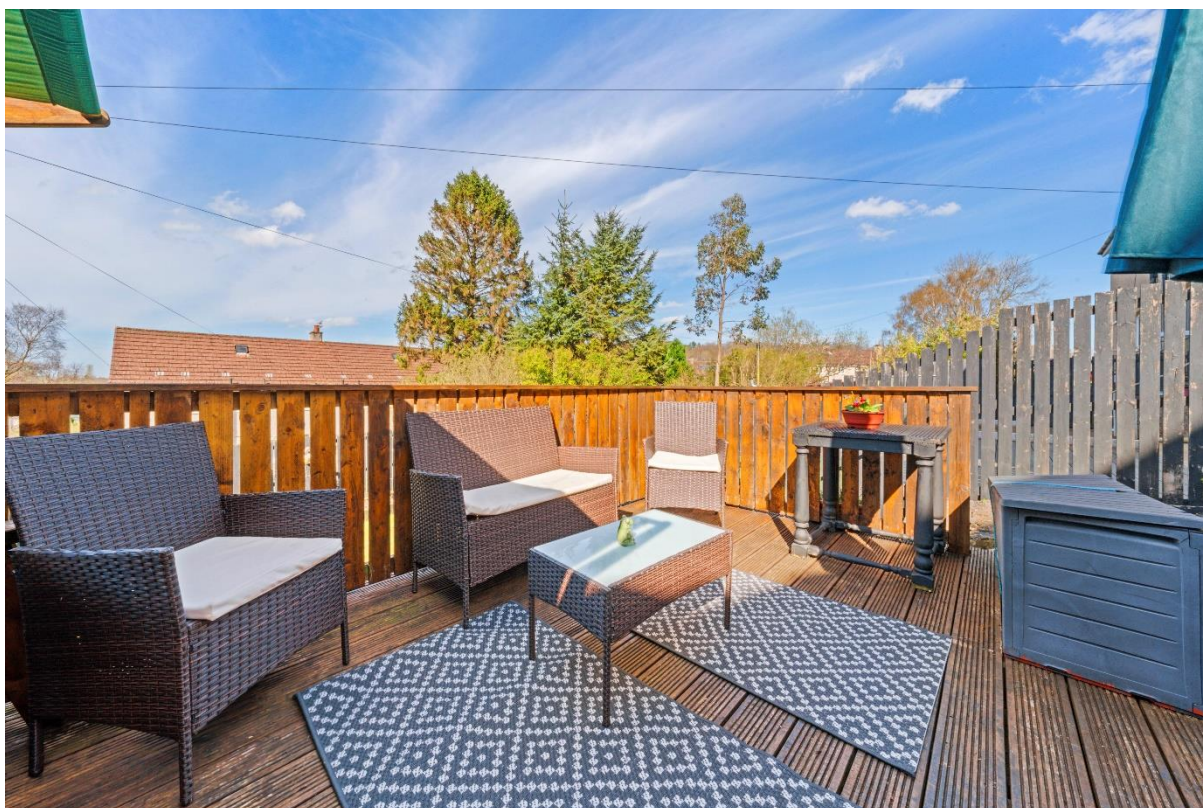




















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Viewing: by appointment only

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