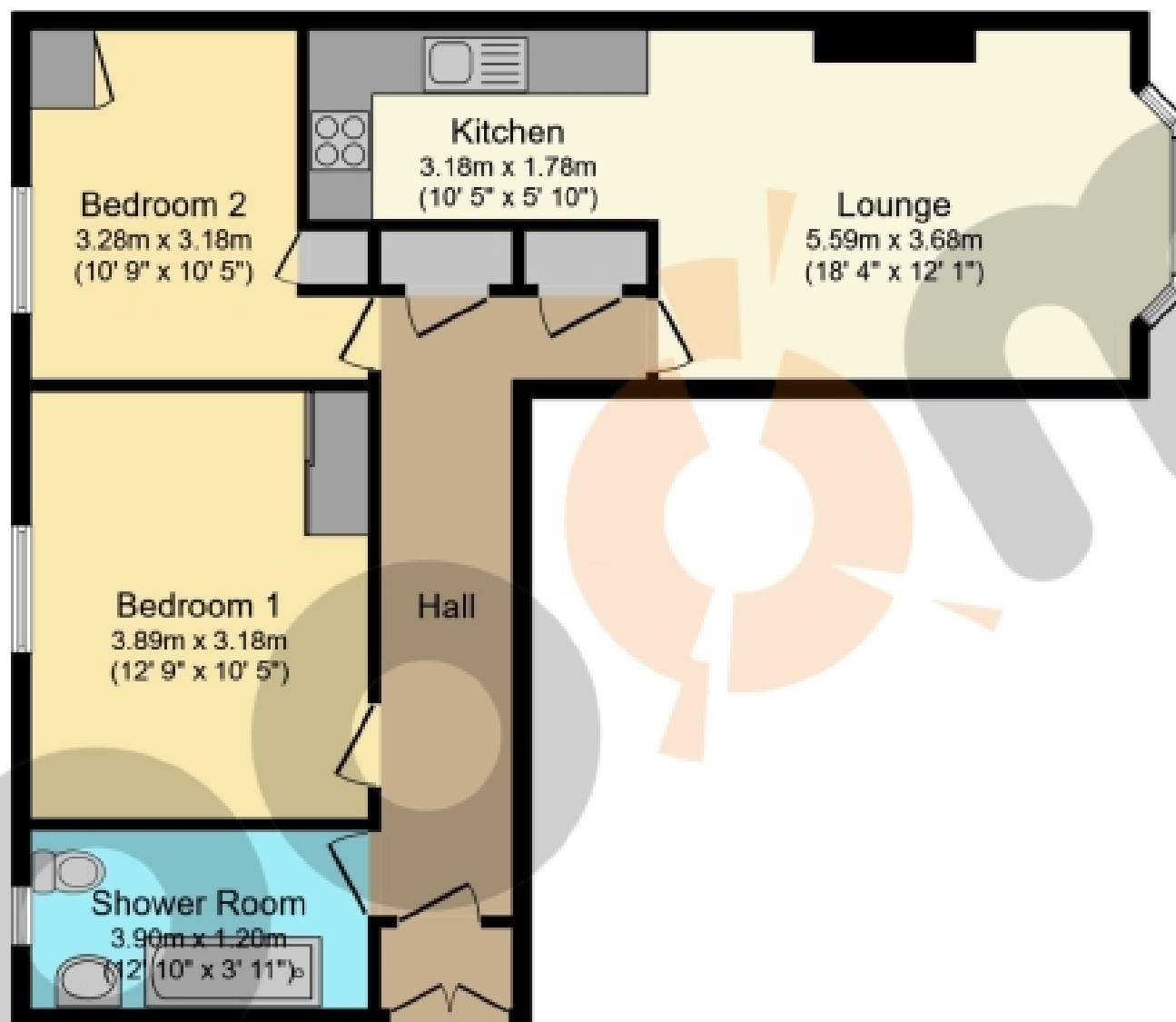




121 Kilmarnock Road, Glasgow

Offers Over £189,995





Floor Plan

Floor area 61.1 sq.m. (657 sq.ft.)

Total floor area: 61.1 sq.m. (657 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** NEW COMPETITIVE ASKING PRICE ** TRUE TURNKEY CONDITION* SOUGHT-AFTER SOUTHSIDE LOCATION *CHARMING PERIOD FEATURES* *MODERN DÉCOR THROUGHOUT* *WELL MAINTAINED COMMUNAL GARDEN*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to Flat 2/1, 121 Kilmarnock Road, a stylish and spacious apartment that seamlessly blends generous proportions with contemporary neutral décor and beautifully preserved period features. Ideally situated in the ever-popular Shawlands area of Glasgow, the property benefits from an array of nearby amenities.

Secure door entry leads into the well-maintained communal close. From here, take the staircase up to Flat 2/1 and step into this immaculate apartment. At the end of the hallway, you'll find the impressively spacious lounge.

The lounge showcases simple, tasteful décor that flows seamlessly throughout the property. A charming fireplace serves as the room's focal point, creating a warm and inviting ambience, while the elegant bay windows allow natural light to pour in, bathing the space in a soft, welcoming glow. Generously proportioned, the lounge also offers ample space for dining and entertaining guests.

The kitchen is fitted with an array of sleek white gloss base and wall units, offering excellent storage throughout. These are beautifully complemented by stylish butcher block worktops, creating a modern yet practical cooking space. Integrated appliances include a four-ring electric hob, extractor fan, oven, and fridge, ensuring both functionality and a clean, streamlined look.

Both bedrooms are generously proportioned and benefit from built-in storage solutions, combining practicality with style. The sophisticated décor enhances the sense of calm, creating inviting spaces you'll look forward to retreating to at the end of the day.

Completing the interior is the fully tiled bathroom, presented in pristine condition. It features a modern three-piece suite comprising a WC, a wash hand basin with integrated storage, and a bathtub with an overhead shower.

Exteriorly, there is a well-maintained communal garden complete with drying green. The property further benefits from gas central heating and double glazing throughout, providing a delightful warmth year-round.

Park and ride facilities at Pollokshaws West Train Station are a two-minute drive plus Pollokshaws East Train Station is just a 5-minute walk away, where a regular train service will have you in Glasgow City Centre in under 10 minutes. Shawlands provides a broad range of excellent shopping facilities, supermarkets, restaurants, bars, and numerous recreational facilities and is in close proximity to Queen's park and Pollok Country Park where Pollok House and the famous Burrell collection can be found. Silverburn shopping Centre is less than a 10-minute drive and provides an extensive range of shops, restaurants, and supermarkets.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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