



First Floor Flat

1/1, 358 Pollokshaws Rd, Glasgow G41 1BF



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This modern first floor flat with allocated parking within the building, forms part of a much sought after development and offers immaculately presented accommodation.

The flat is accessed from a shared landing with the entrance hall providing direct access to main apartments and a handy utility cupboard. There is a spacious lounge with front facing window and French door opening out to a Parisian style balcony. The lounge is open plan to the kitchen and also offers space for a dining table and chairs. The kitchen is well fitted out with a range of modern base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer, as well as a range of integrated appliances.

There are two double sized bedrooms, the master bedroom having a fitted wardrobe and en suite facilities with a contemporary 3-piece suite installed comprising WC, vanity wash and basin and large walk in shower cubicle. There is also a separate shower room off the entrance hall, with a contemporary 3-piece suite comprising WC, wall mounted wash hand basin and large shower cubicle. The property further benefits from having gas central heating and double glazing.

Forming part of a modern residential development, the subjects are within easy reach of a wide range of amenities including local and supermarket shopping facilities on Pollokshaws Road and Victoria Road, with more extensive shopping available within nearby Shawlands. There are excellent public transport links serving the area, with local

buses and nearby Pollokshields East railway station providing regular services to the city centre and other parts of the South Side. For the motorist, there are good road links allowing easy access to the city centre as well as further afield via the M8 & M74 motorways.

MEASUREMENTS

ENTRANCE HALL	
LOUNGE	17'1" X 13'1"
KITCHEN	11'6" X 6'5"
BEDROOM ONE	10'4" X 8'2"
EN SUITE	8'2" X 6'11"
BEDROOM TWO	10'4" X 9'5"
SHOWER ROOM	8'2" X 7'5"

EPC

Band "C"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

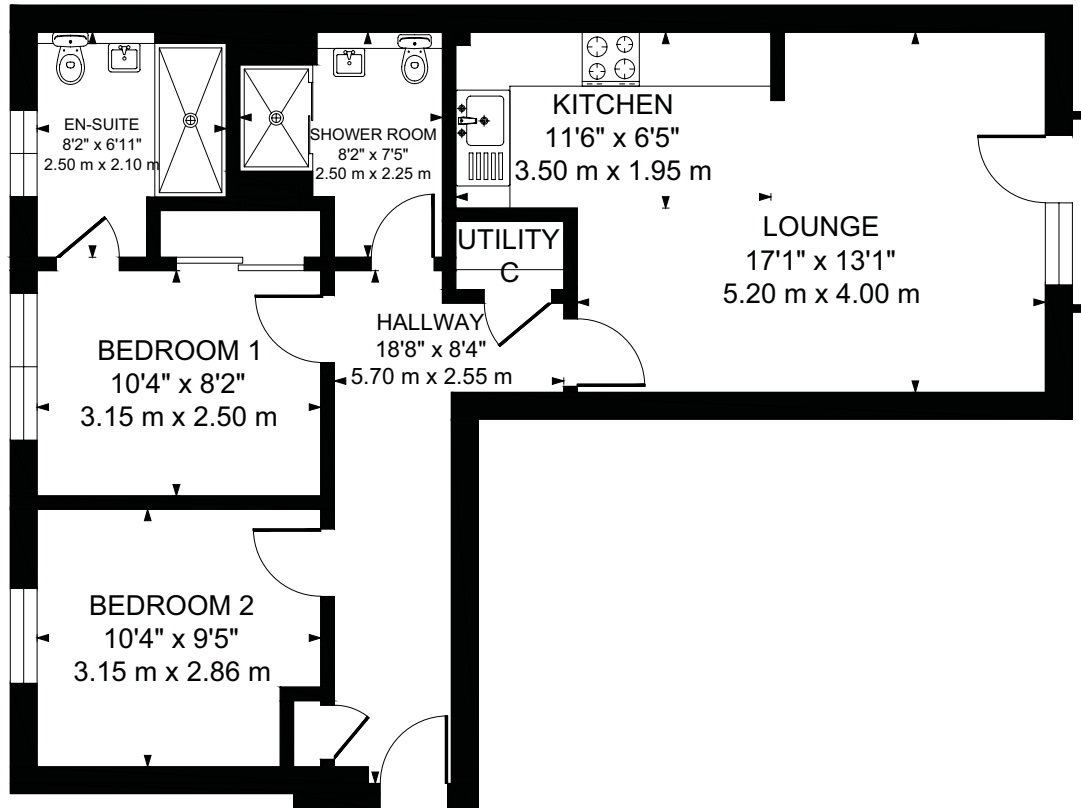


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GROSS INTERNAL AREA
 FLOOR 1 : 691 sq ft - 64 sq m
 TOTAL : 691 sq ft - 64 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.

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Waterloo Chambers, 19 Waterloo Street, Glasgow G2 6AH
 Tel: 0141 248 7962 Fax: 0141 204 2232



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