



Ground floor tenement flat
0/2, 19 Quentin Street, Shawlands Glasgow G41 3TY



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This ground floor tenement flat offers well presented and spacious accommodation conveniently located close to public transport links and a wide range of amenities.

The property is accessed from a communal close via a replacement upvc door, with the hallway providing direct access to all apartments. There is a spacious lounge with front facing bay window and feature timber flooring. The kitchen is well fitted out with a range of modern base and wall mounted storage units incorporating worktop surface areas, built in sink and drainer as well as an integrated hob, oven and extractor hood.

There are three good sized bedrooms all with fitted carpeting, whilst the bathroom has a modern 3-piece suite installed comprising WC, vanity style wash hand basin and bath, The property further benefits from having gas central heating and modern upvc double glazing. Externally there is a small area of private garden to front, mainly laid in lawn. To the rear of the property there is a more substantial area of communal garden ground, also mainly laid in lawn with shared drying facilities provided.

The property is conveniently located within the heart of the popular Shawlands district, an area within Glasgow's South Side which offers a wide range of local shopping facilities, cafes, bars and restaurants as well as supermarket shopping. The area is well served by bus and rail services linking with surrounding districts and the city centre and in particular is a short walk from Crossmyloof station. There are also numerous recreational and cultural facilities located nearby, including Queens Park, Pollok Park Country Estate and The Burrell Collection.

MEASUREMENTS

ENTRANCE HALL	
LIVING ROOM	19'3" x 12'2"
KITCHEN	10'1" x 9'5"
BEDROOM ONE	14'0" x 10'10"
BEDROOM TWO	11'10" x 7'10"
BEDROOM THREE	11'10" x 7'6"
BATHROOM	6'8" x 6'5"

EPC

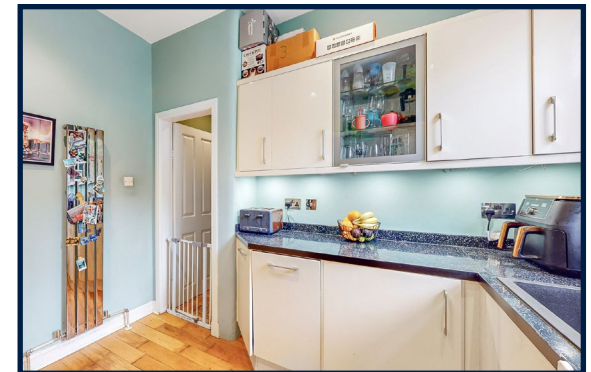
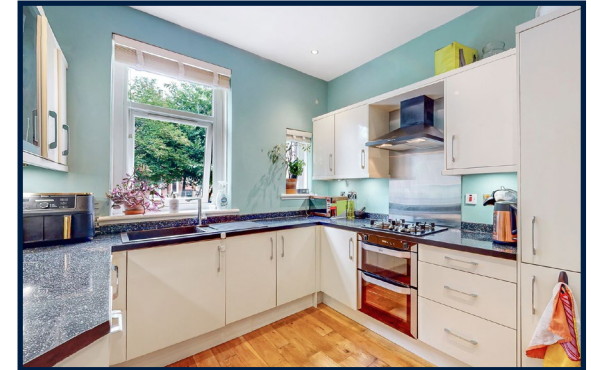
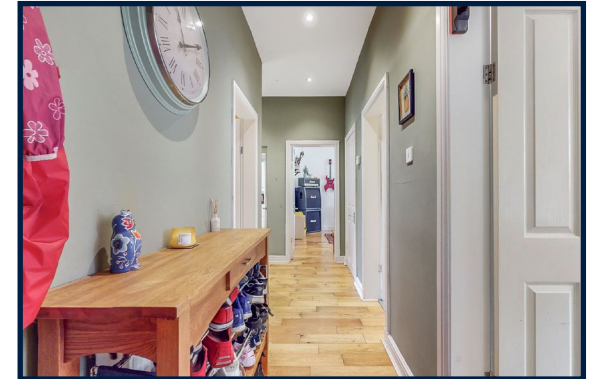
Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

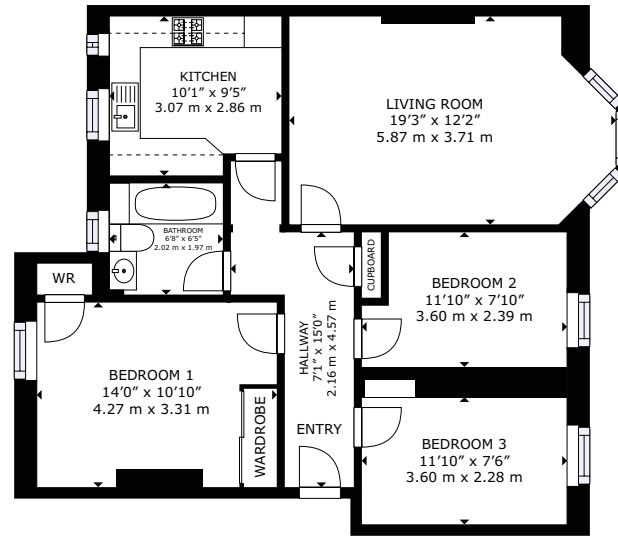
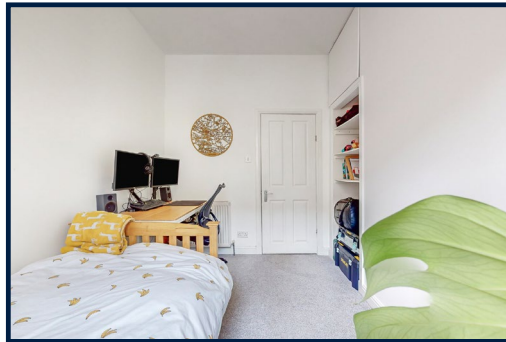


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, 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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GROSS INTERNAL AREA
 FLOOR PLAN: 802 sq. ft., 74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd



espc

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