



Upper Maisonette Flat
Flat 1B, 120 Eastwood Ave, Shawlands, G41 3RT



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This upper maisonette flat, which is conveniently located for a host of amenities, is located on the first and second floors of a five storey block.

The flat is accessed via an internal communal staircase and an open deck over the rear elevation, with an entrance hall providing direct access to the lounge and kitchen and to the upper floor level via a carpeted staircase. The spacious lounge can be accessed from the hall, with a separate door leading to the kitchen. The kitchen, which would benefit from modernisation, does have fitted base and wall mounted storage units, worktop surface areas, stainless steel sink and drainer, as well as space for appliances.

At upper floor level there are two bedrooms, both with fitted wardrobes. The bathroom, which also requires modernisation, presently has a 3-piece suit installed comprising WC, wash hand basin and bath. Upvc double glazing is installed and there are electric panelled radiators providing heating. Some general internal modernisation is required to the flat.

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. In particular the property is equidistant from Shawlands and Pollokshaws East railway stations. There are also numerous recreational and cultural facilities located nearby, including Queens Park, Pollok Park Country Estate and The Burrell Collection.

MEASUREMENTS

ENTRANCE HALL

LOUNGE

KITCHEN

14'2" x 12'10"

11'2" x 7'6"

BEDROOM ONE
BEDROOM TWO
BATHROOM

EPC

Band "D"

VIEWING

McSparran McCormick 0141 248 7962

DATE OF ENTRY

Negotiable

11'6" x 9'6"

11'2" x 7'1"

7'0" x 6'8"

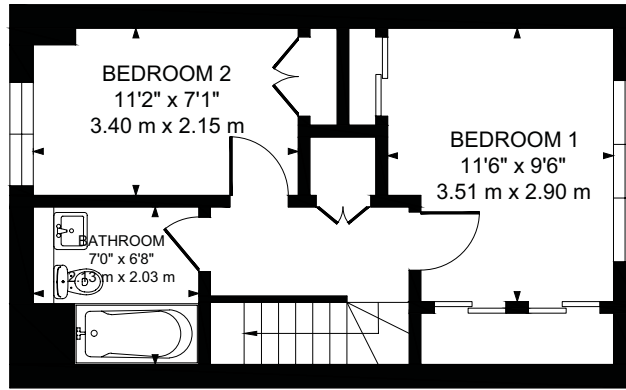
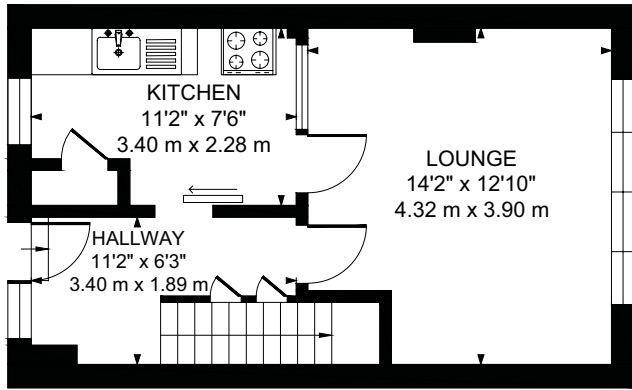


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, 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.



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



GROSS INTERNAL AREA
 FLOOR 1 : 347 sq ft - 32 sq m
 FLOOR 2 : 347 sq ft - 32 sq m
 TOTAL : 694 sq ft - 64 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd



éspc

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



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS