



Haggs Gate, Glasgow G41 4BE

Shanta Residential is delighted to present to the market this modern two bedroom, upper floor flat in popular area of Haggs Gate, Shawlands. This modern development comprises of shared entrance with secure entry and stairwell or lift access to this third floor apartment. The property's welcoming hallway offers access to the spacious open plan kitchen/lounge which is decorated in a cool blue tone. The kitchen is well laid out with floor units providing a great space for meal prep, with the utility providing space for storage. There are two double bedrooms, both with built-in wardrobes, the master bedroom also features a fantastic en-suite bathroom. The property is completed by the great shower room with 3 piece suite and crisp, tiled finish. The property benefits from gas central heating, double glazing, a secured door entry system, attractive views, private allocated parking and well maintained communal garden grounds. Haggs Gate itself is situated in Shawlands, which has an impressive number of local amenities and transport links. These include independent shops, popular restaurants, bars and the beautiful Queens Park. Shawlands is extremely well placed for commuting access to the M77 and M8 and frequent bus and rail services. For council tax purposes this property is band E.

- **Two Bedrooms**

- **Upper Floor Flat**

- **Two Bathrooms**

- **Double Glazing**

- **Gas Central Heating**

- **Secure Entry**

- **Great Location**

- **Walk in Condition**

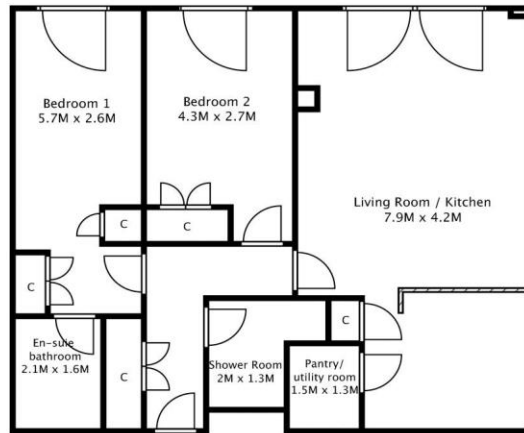


Offers Over £235,000



Floorplan

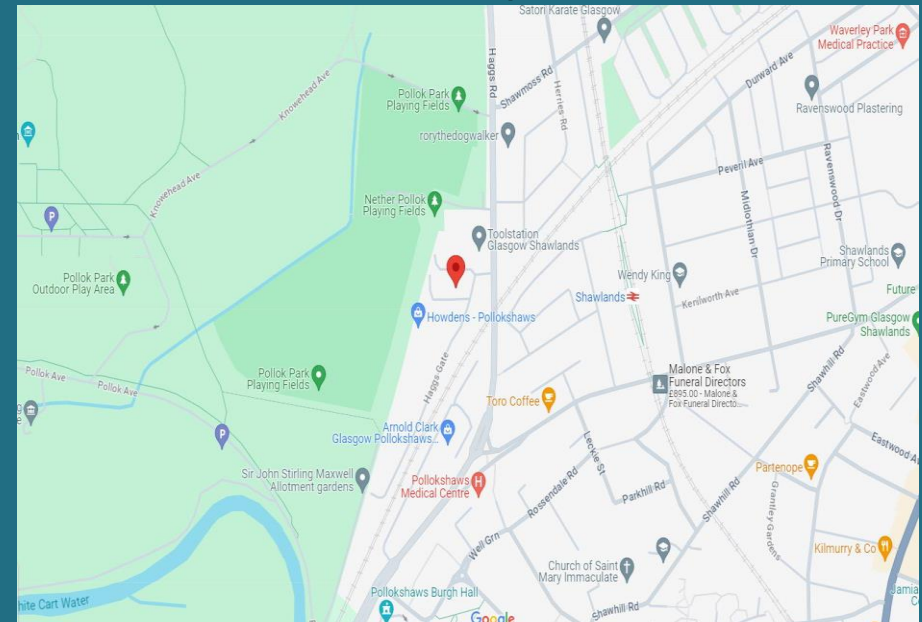
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as representation by their seller, nor their agent.

Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.