





## Mossgiel Road, Shawlands, G43 2DF

Shanta Residential is proud to present to the market this stunning and spacious mid-terrace villa that has been carefully designed to create a fantastic family home. You are welcomed into hallway with its broad staircase via the entrance vestibule. The impressive front facing lounge has large bay windows allowing the natural light to flood in and illuminate the gorgeous features in this space like the fireplace and the beautiful décor. The modern kitchen is a wonderful bright space and has been well laid out with an abundance of storage and prep space with a broad range of floor and wall-mounted fitted units and high-quality integrated appliances. Access to the garden is provided via an external staircase off the room. The dining room offers a fantastic space for hosting and spending time with loved ones. Downstairs the basement level has a large utility room and a versatile family room. This space is bright and offers access into the stunning landscaped garden. This level has been carefully designed to allow for a large storage area ideal for storing bikes, garden tools and lots more. This space has an abundance of options with potential to convert it to further living space. On the upper level you will find the master bedroom. This room offers plenty of floor space, beautiful décor and high ceilings. The second double bedroom is, again, large and offers large windows. There is a third, smaller bedroom which can easily be used as a home office. Completing the living space of this level is the family bathroom with its three piece bath suite, contemporary fittings and crisp tiling. Upstairs the attic has been converted into an amazing office space, creating another versatile space which offers a multitude of uses. The property benefits from an alarm system throughout. The rear garden is south facing and has been beautifully landscaped and offers a low maintenance space to enjoy the summer sun. To the front of the house, the north facing garden allows you to enjoy the warmer weather all day long. The excellent location of Mossgiel Road means that a whole host of local amenities in Shawlands and Pollokshaws are within walking distance along with the property being less than 10 minutes walk from the local train station with the train getting you to the city centre in just 15 minutes. Also within 5 minutes walk is the local supermarket where you can pick up all the essentials with ease. With its great location, fantastic size, gas central heating and double glazing, the front of which are traditional sash windows, we expect this property to be popular so would advise early viewing to avoid disappointment. For council tax purposes this property is band E.

- **Three Bedrooms**
- **Office Space Within Converted Attic**
- **Gas Central Heating**
- **Double Glazing**
- **Great Location**
- **Good Transport Links**
- **Utility Room**
- **Private Garden**



Offers Over £400,000

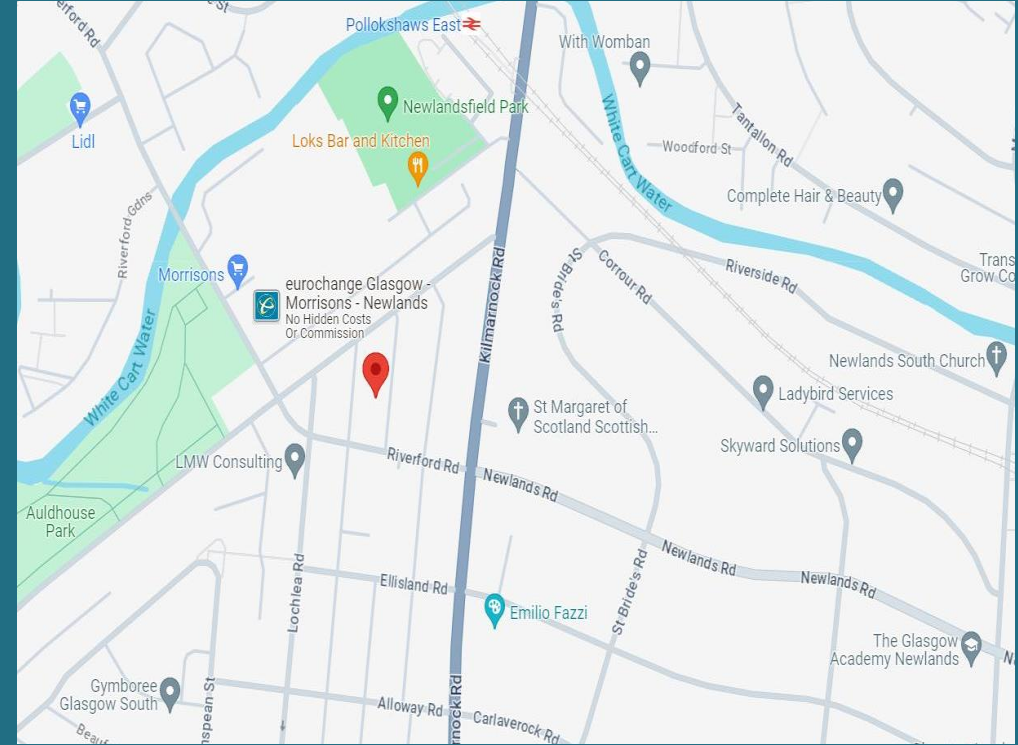




# Floorplan



# Map



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