



**Shanta
Residential**
11 Muirend Road
Glasgow
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Camphill Avenue, Shawlands, G41 3AU

Shanta Residential are delighted to bring to the market this gorgeous three bed flat in the sought after area of Shawlands. This is a fantastic opportunity to acquire a bright and spacious traditional three bedroom flat occupying the preferred ground floor position. With excellent transport links, this property is ideally situated for those looking to commute to the city and beyond. The property is offered in true walk-in condition with beautiful decor throughout and gorgeous traditional features. Entrance is gained via a secure entry system and into a well-kept close. Flooded with light from its large bay windows, the living room is spacious and features traditional cornicing, original flooring and feature fireplace. Freshly decorated in neutral, modern tones, the living room is a testament to the true walk-in nature of the property. The modern, dining kitchen is well laid out with both wall and floor units offering good storage and preparation area. Off this space you will find a fabulous utility space. The master bedroom is large with gorgeous decor and large windows. There are a further two double bedrooms providing wonderful, calm spaces that are versatile and bright. The family bathroom offers a three-piece suite, contemporary fittings and a modern tiled finish. Outside the property benefits from a well kept garden where you can enjoy the summer sun. Camphill Avenue is located 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 nearby. As well as frequent bus and rail services, Shawlands is extremely well placed for commuting access to the M77 and M8. With its sought-after location, immaculate condition, double glazing and gas central heating, we expect this property to be popular and would recommend early viewing to avoid missing out. For Council Tax purposes, this property falls into band E.

- **Three Bedrooms**

- **Ground Floor**

- **Great Location**

- **Gas Central Heating**

- **Double Glazing**

- **Secure Entry**

- **Nearby Amenities**

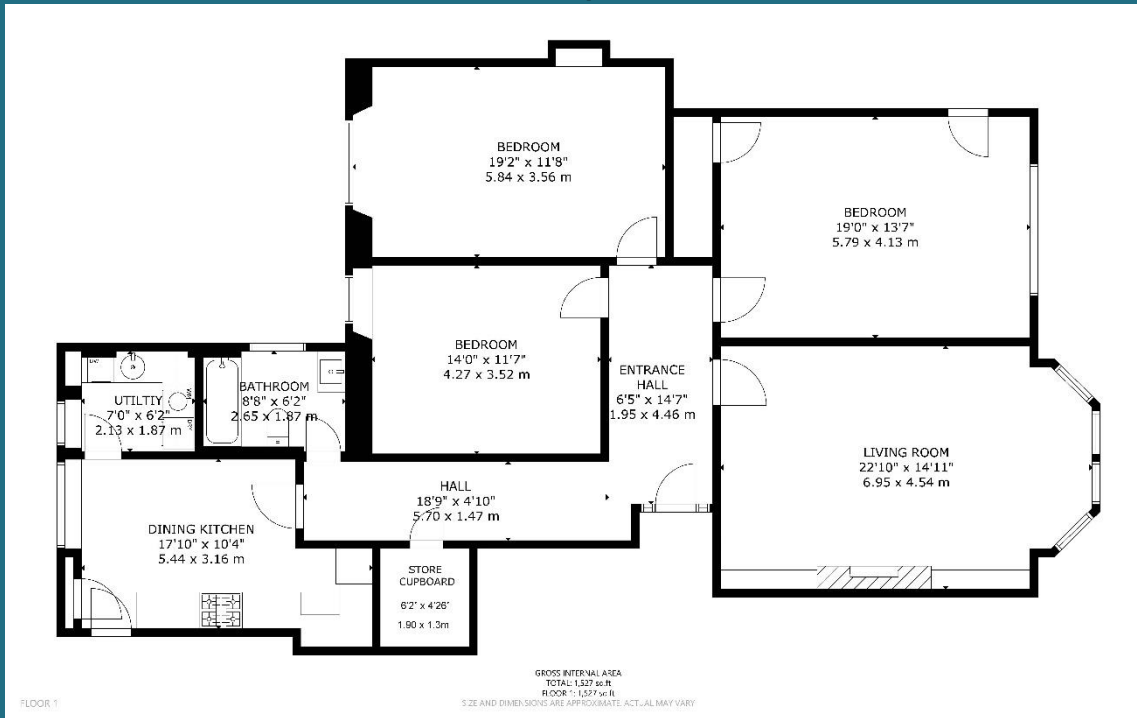
- **Great Transport Links**



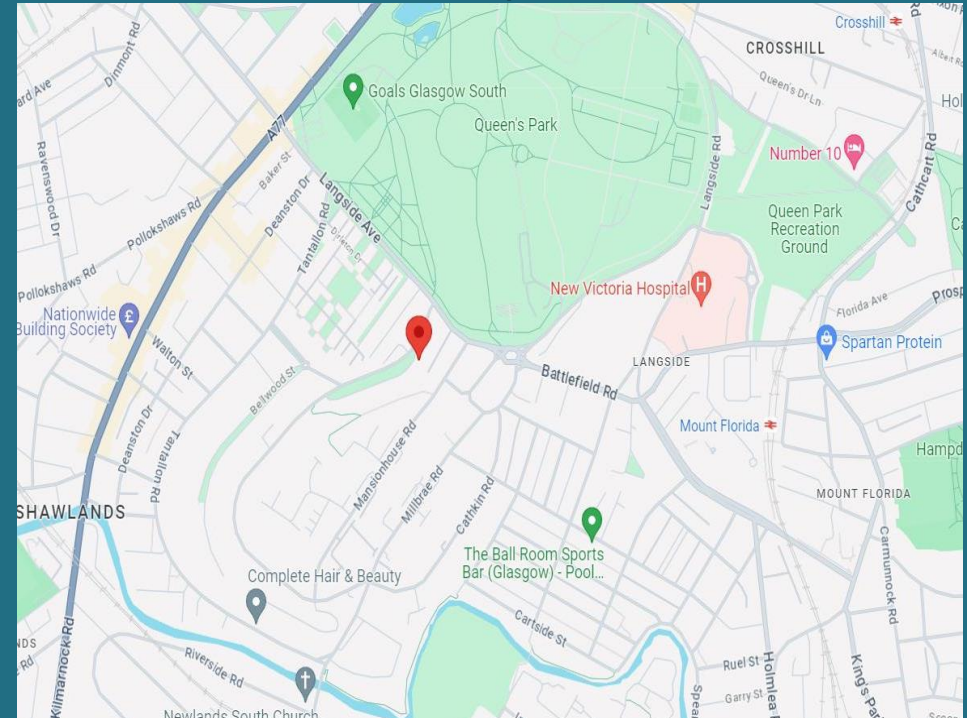
Offers Over £370,000



Floorplan



Map



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