



**Shanta  
Residential**  
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## Kirkwell Road, Glasgow G44 5UL

Shanta Residential is proud to present this beautiful, two bedroom, traditional tenement flat in popular Cathcart, Glasgow. Entrance is gained via secure entry into a well-kept close with the property itself found on the ground floor. The welcoming, spacious reception hall provides great storage and access to all main rooms. Flooded with light from its large bay windows, the open plan kitchen/dining is spacious with feature fireplace and provides a great area for socialising and relaxing. The kitchen is well laid out with both wall and floor units offering good storage and preparation areas. The property offers two good sized double bedrooms, decorated in neutral colours, both with great floor space. Completing the property is the great sized shower room offering a three piece suite and a tiled finish. The property benefits from private front garden, gas central heating, a secured door entry system, attractive views and on street parking. The local area is fantastic with a huge array of eateries, shops and useful amenities all within walking distance. Kirkwell Road backs onto the White Cart River and is close to regular bus and rail links to the city centre, offering lots of options for those commuting. There is also quick and easy access to the main motorway networks within a few minutes, making it perfectly placed to access all areas of Glasgow and Central Scotland. For council tax purposes this property is band B.

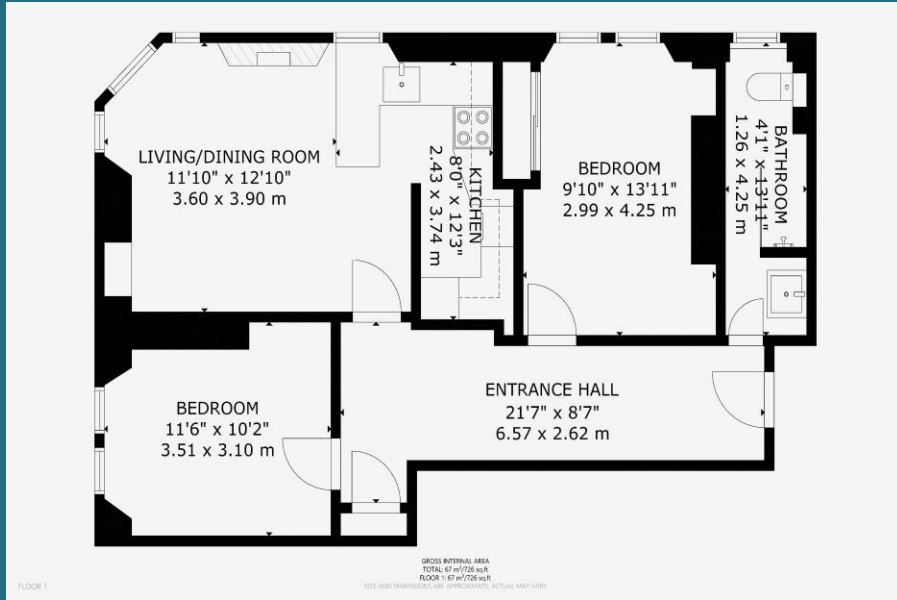
- **Two Bedrooms**
- **Ground Floor Flat**
- **Private Garden**
- **Gas Central Heating**
- **Great Location**
- **Excellent Transport Links**
- **Nearby Amenities**
- **On Street Parking**



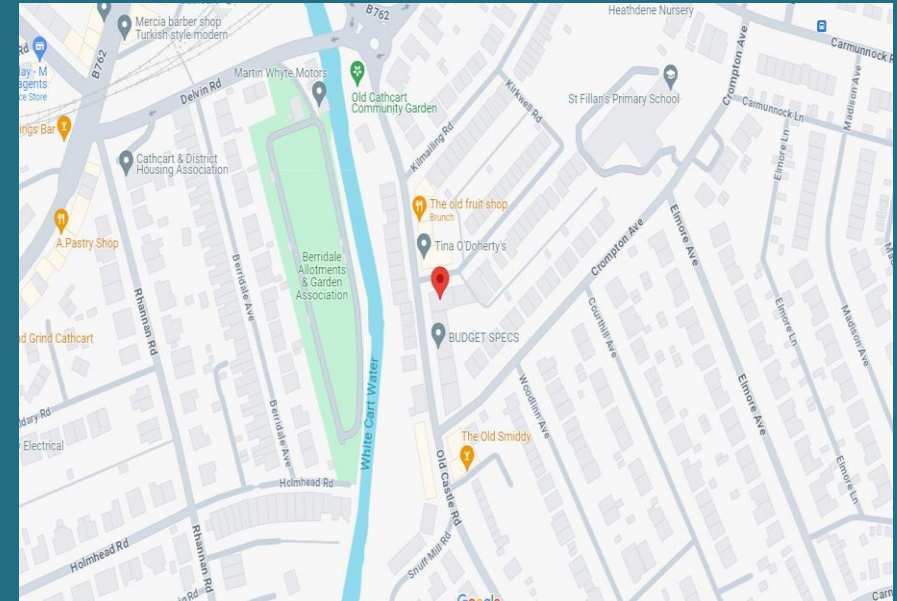
Offers Over £155,000



# Floorplan



# 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.