



**Shanta  
Residential**  
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## Florida Crescent, Mount Florida, G42 8XE

Shanta Residential are delighted to present to the market, this two bedroom, upper floor apartment in the hugely popular Mount Florida area of Glasgow. The living space is bright and spacious with large windows and a log burner making this a fantastic space to relax. The modern kitchen is well laid out with wall and floor units providing great storage and preparation space. The two double bedrooms are both spacious and decorated to a high standard with the master bedroom also offering great storage. The property is completed by the contemporary family shower room with its 3 piece suite and crisp, modern wet wall finish. Outside, the property benefits from a great family friendly garden space and on street parking. Florida Crescent is situated within walking distance of an impressive number of local amenities and transport links. These include independent shops eateries and local businesses. It is just 5 minutes walk from Mount Florida train station. Hampden Park, often used for concerts as well as major sporting events is just 5 minutes away. Situated a mere 3.4 miles from Glasgow City Centre, this property is in a great spot for an easy commute into the city centre. With its great location, walk in condition, gas central heating and gorgeous features we expect this property to be popular and would advise early viewing. For council tax purposes this property is band C.

- **Two Bedrooms**

- **Upper Floor**

- **Walk In Condition**

- **Great Location**

- **Double Glazing**

- **Gas Central Heating**

- **Good Transport Links**

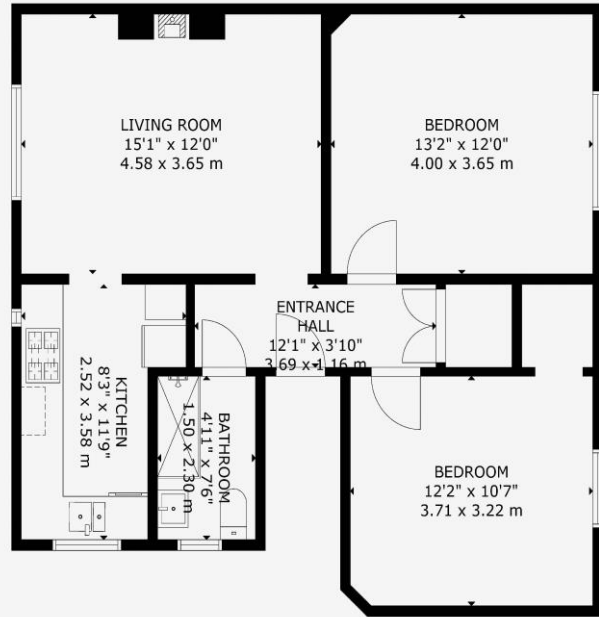
- **Well Kept Garden**



Offers Over £160,000



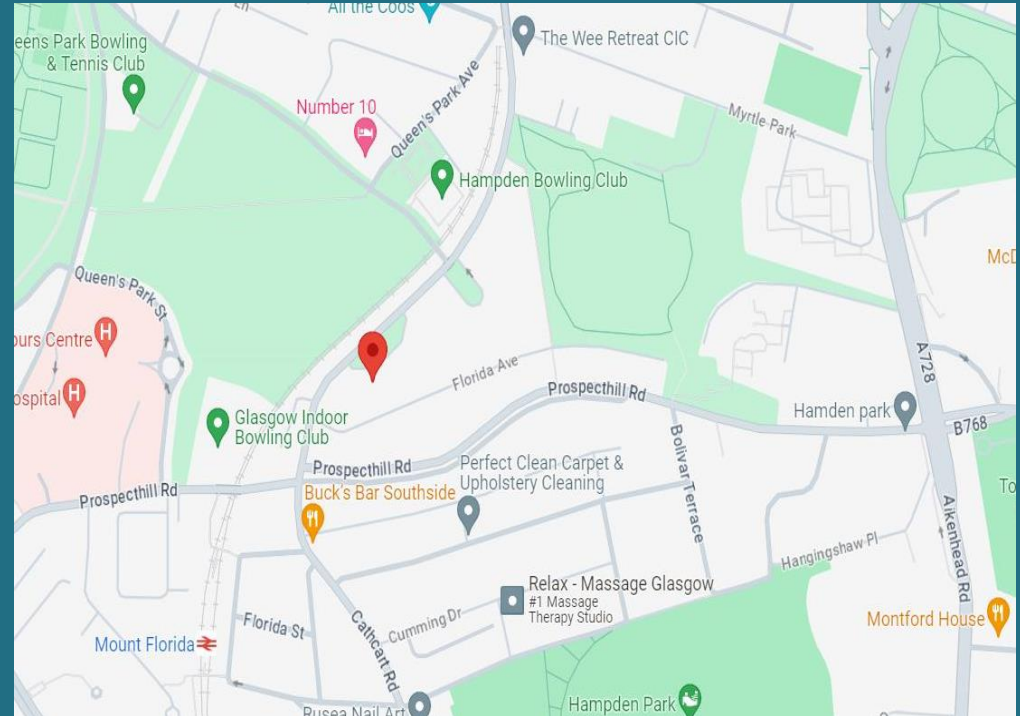
## Floorplan



GROSS INTERNAL AREA  
TOTAL: 64 m<sup>2</sup>/693 sq ft  
FLOOR: 1 64 m<sup>2</sup>/693 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY

FLOOR 1

## 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.