



Minard Road, Shawlands, G41 2EL

Shanta Residential is delighted to present to the market this gorgeous, two bedroom, apartment in the sought after area of Shawlands, Glasgow. Retaining some of its traditional features, this is a fantastic opportunity to acquire a bright and spacious, updated traditional two bedroom flat occupying the preferred first floor. The property is offered in walk-in condition. Entrance is gained via secure entry into a well-kept close. The large, beautifully decorated, welcoming hallway provides great storage and access to all main rooms. Found directly off the hallway, the spacious and bright living room boasts lovely bay windows, original cornicing and feature fireplace, all sought after features in these traditional tenement homes. The dining kitchen is a well laid out with both wall and floor units offering good storage and preparation space and a fantastic dining area. The property benefits from two large double bedrooms, both decorated beautifully, with the master bedroom featuring great built in storage. Off the hallway you will find the family bathroom offering a stand alone bathtub, walk in shower and contemporary fittings. Minard Road 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 nearby. As well as frequent bus and rail services, Shawlands is extremely well placed for commuting access to the M77 and M8. Along with its sought-after location, walk in condition 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 D.

- **Two Bedrooms**

- **First Floor**

- **Great Location**

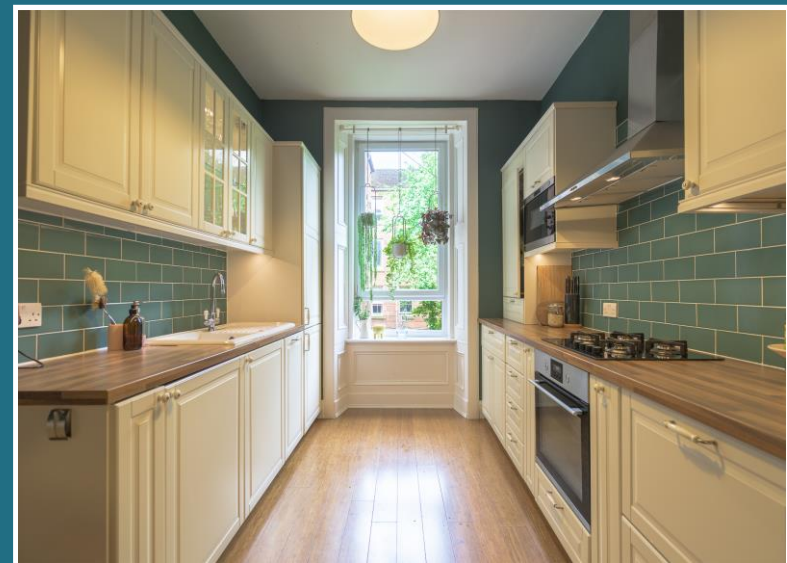
- **Good Transport Links**

- **Gas Central Heating**

- **Double Glazing**

- **Nearby Amenities**

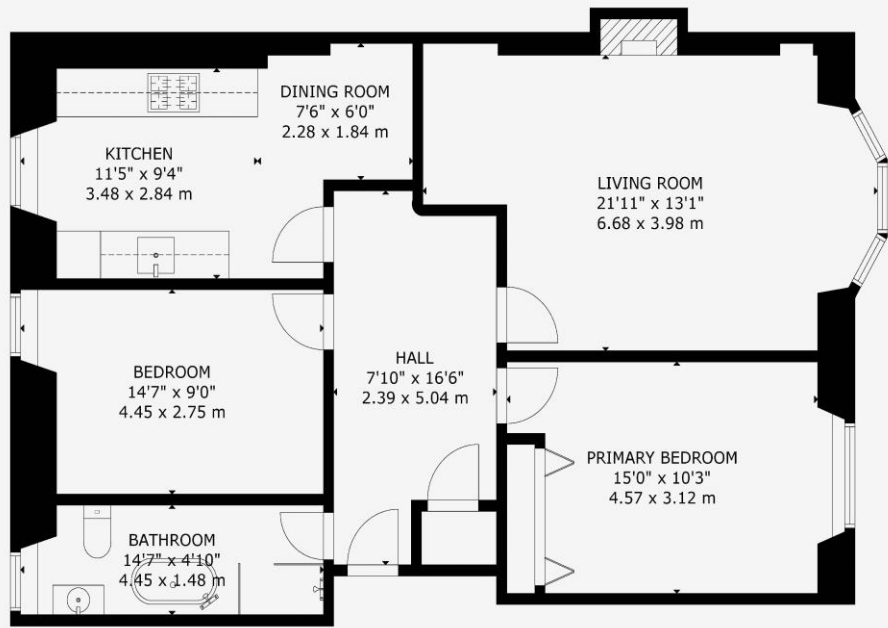
- **Secure Entry**



Offers Over £220,000



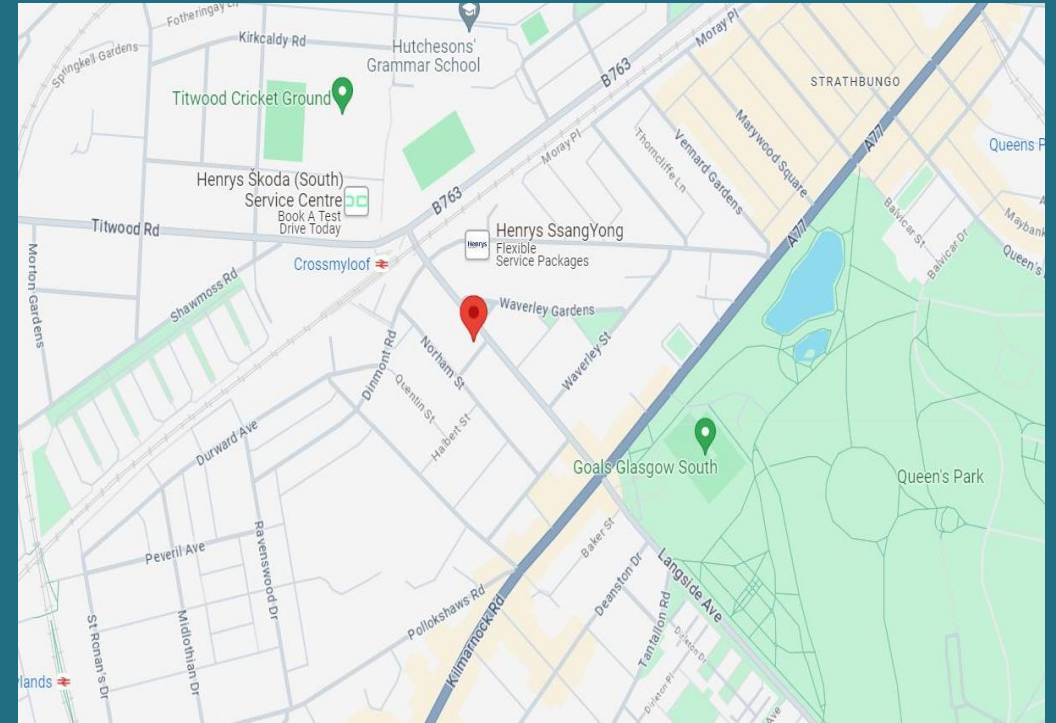
Floorplan



GROSS INTERNAL AREA
TOTAL: 88 m²/944 sq ft
FLOOR 1: 88 m²/944 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.