



**Shanta
Residential**
11 Muirend Road
Glasgow
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Cathkin Road, Battlefield, G42 9UB

Shanta Residential is proud to present to the market this beautiful first floor, two bedroom tenement flat in the popular area of Battlefield, Glasgow. You are welcomed into the building via the secure entry system and into the well kept close. The lounge is decorated beautifully and features high ceilings and large corner windows creating a wonderful space for both relaxing and socialising. Dual aspect windows give this gorgeous room an abundance of light and a great outlook. The spacious kitchen is well laid out with wall and floor units providing great storage and preparation space. The kitchen is finished off by the large breakfast bar creating a wonderful area to host and dine. The property offers two, generously sized double bedrooms, both with large windows, letting the natural light to flood in, fresh decor and lots of floor space. Completing the property is the modern bathroom with three piece suite and crisp, tiled finish. Outside the property benefits from a well kept communal garden. The local area is fantastic with a huge array of eateries, shops and useful amenities all within walking distance. Langside College and Battlefield Primary are both within a 5-10 minute walk making this a great area for those with children or those looking to study nearby. The transport links are enviable in the area with regular buses and the local train station, Mount Florida, within walking distance. You will also find access to the motorway close by providing easy access to Glasgow City Centre. Early viewing is highly recommended to avoid disappointment. For council tax purposes this property is band C.

- **Two Bedrooms**

- **First Floor**

- **Great Location**

- **Gas Central Heating**

- **Double Glazing**

- **Good Transport Links**

- **Walk In Condition**

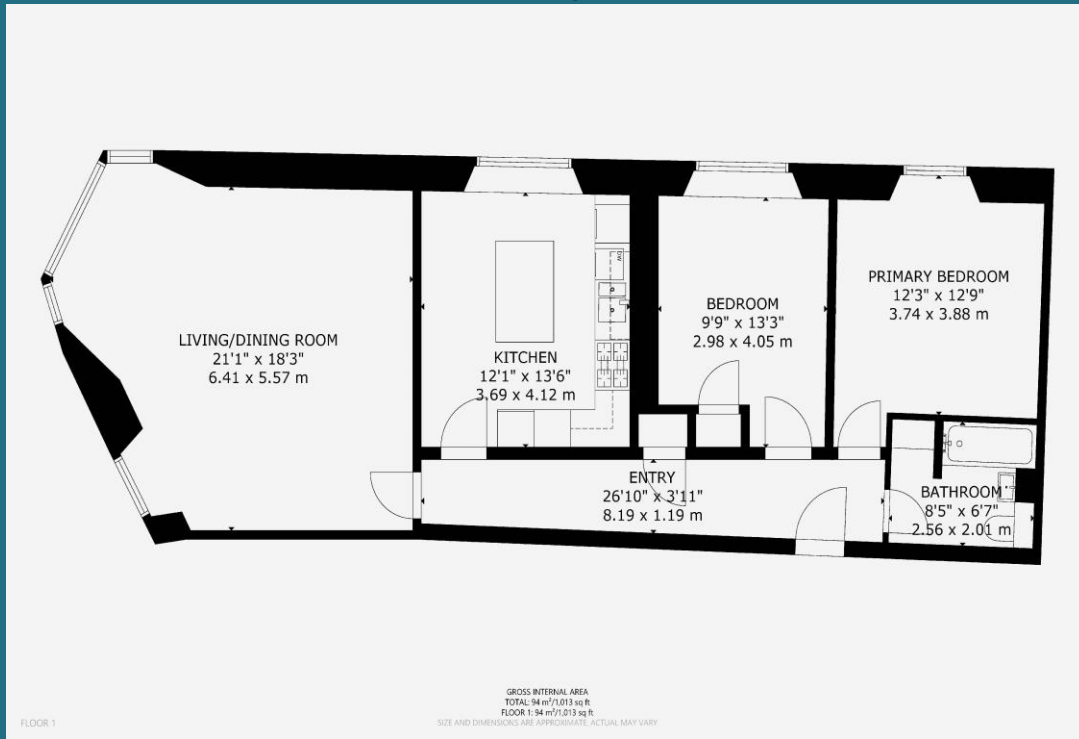
- **Nearby Amenities**



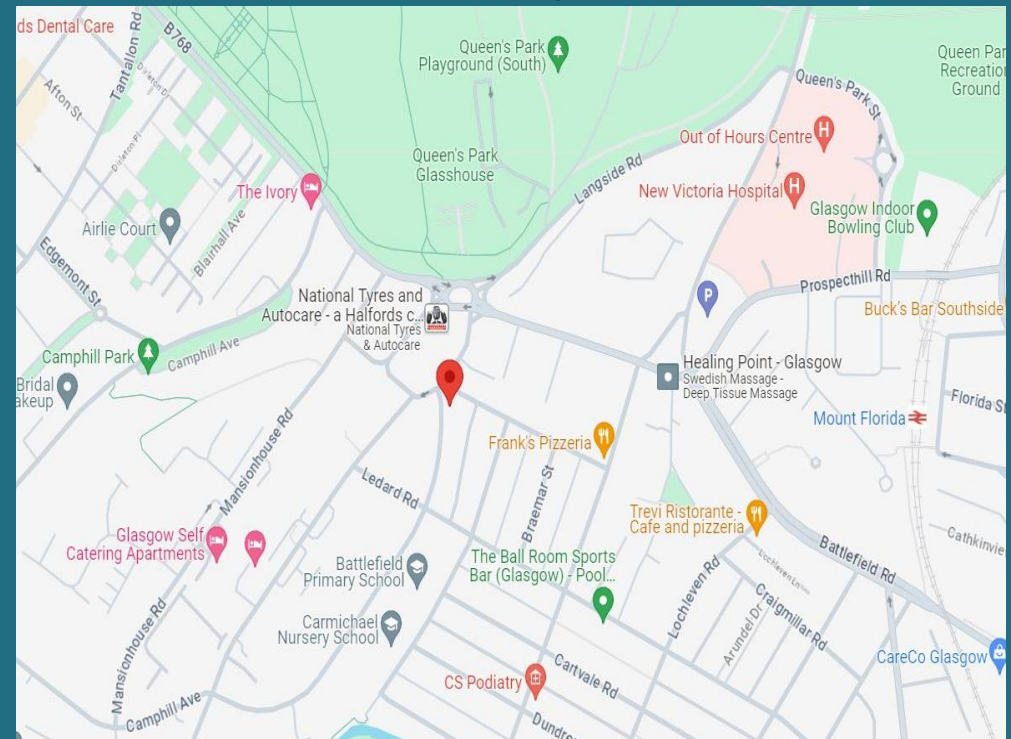
Offers Over £235,000



Floorplan



Map



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