



**Shanta
Residential**
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Nithsdale Street, Strathbungo, G41 2PY

Shanta Residential are delighted to present this stunning three bedroom flat located in the highly sought after area of Strathbungo. Situated within walking distance from several train stations and bus links this property would be ideal for those looking for a short commute to the city and beyond. Entering the property, you are struck immediately by the level of detail and care that the current owners have put into the property and the abundance of period features like the beautiful cornicing and original flooring. The impressive living room is flooded with light from large windows and boasts a wealth of features often sought after in properties such as these. With its large proportions, tasteful decor, exceptional cornicing and a beautiful feature fireplace, this room has a lot of character and is a gorgeous space. The large dining kitchen has been well-laid out with both wall and floor units providing excellent storage and spacious preparation areas. Off the hallway you will find the master bedroom, decorated in stunning tones this room offers a wealth of character and is a wonderful place to relax. Completing the downstairs is the family shower room with its crisp tiling and contemporary fittings. Upstairs the property offers two good sized double bedrooms, both decorated in fresh, warm tones. These rooms are versatile spaces and can be used as an excellent home office space. The family bathroom offers a three piece suite, modern fittings and a stunning tiled finish. The enclosed, low maintenance, garden offers a gorgeous space to enjoy. For Council Tax purposes, this property falls into Band C. Situated a mere 3.2 miles from Glasgow City Centre, Nithsdale Street is in a prime location for shopping and eating in the city centre, while there are also many eateries and shops in Strathbungo if you want to stay closer to home. There are two train stations right on your doorstep with Queens Park just 300m away and Pollokshields West only 450m away. With gas central heating, double glazing and fantastic original features throughout, this property is sure to be popular and we would recommend early viewing.

• **Three Bedrooms**

• **Two Bathrooms**

• **Great Location**

• **Good Transport Links**

• **Stunning Decor Throughout**

• **Secure entry**

• **Gas Central Heating**

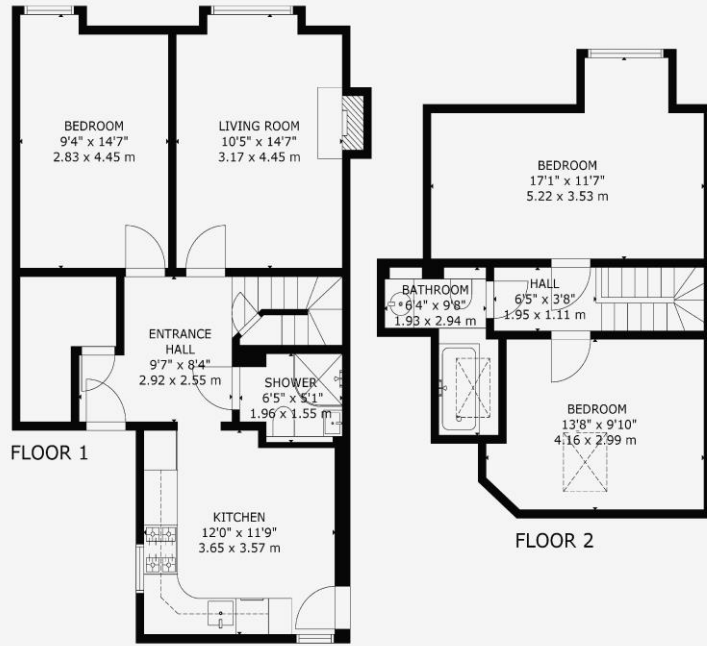
• **Double Glazing**



Offers Over £210,000

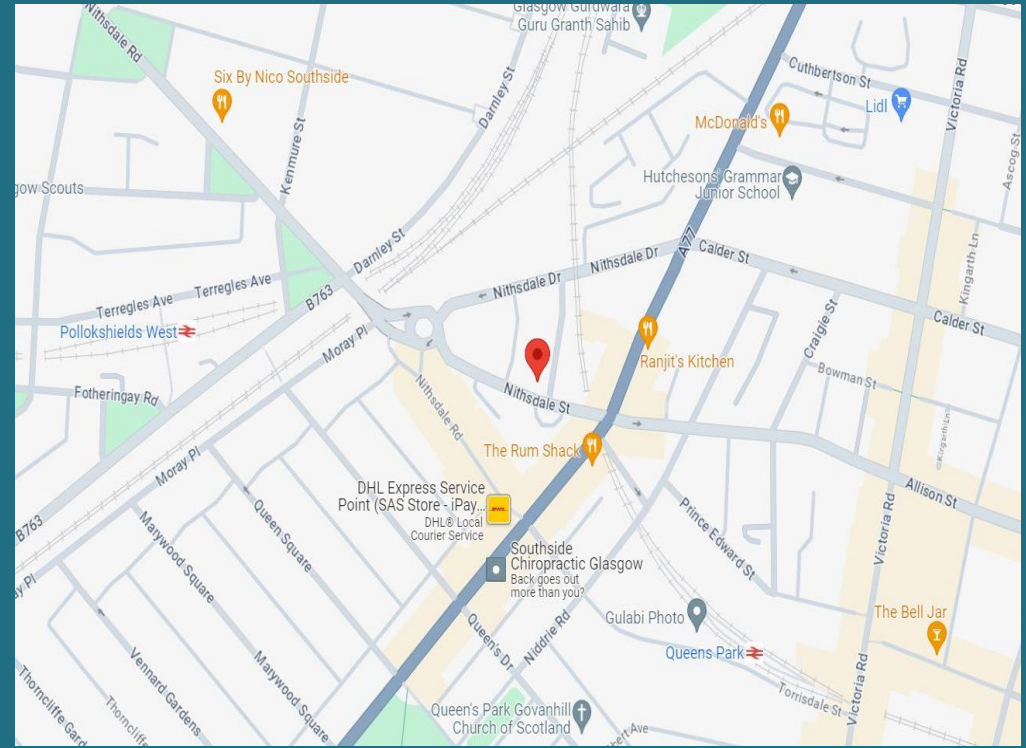


Floorplan



GROSS INTERNAL AREA
 TOTAL: 94 m²/1010 sq.ft
 FLOOR 1: 57 m²/612 sq.ft, FLOOR 2: 37 m²/396 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.