



**Shanta  
Residential**  
11 Muirend Road  
Glasgow  
G44 3QR  
**0141 255 2828**

## Cartside Street, Battlefield, G42 9TG

Shanta Residential is proud to present to the market this excellent first floor, one 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 open plan kitchen/lounge is beautifully decorated and features high ceilings and large windows creating a great space for both relaxing and socialising. The modern kitchen is well laid out with wall and floor units providing great storage and preparation space. The property offers one, generous sized double bedroom with fresh decor, large windows and spacious walk in wardrobe offering plenty storage. Completing the property is the fantastic shower room with three piece suite, contemporary fittings and a modern tiled finish. Outside you will find a communal, southfacing, courtyard offering a great place to enjoy the sun. Cartside Street is in a great central position for enjoying the Battlefield area where there is a range of fantastic eateries, cafes, bars and shops as well as a strong community culture and range of community events. The property location additionally benefits from being within walking distance of the beautiful Queen's Park. Nearby transport links are also numerous with excellent rail, road and bus links into Glasgow City Centre and beyond. 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 B.

- **One Bedroom**

- **First Floor Flat**

- **Gas Central Heating**

- **Nearby Amenities**

- **Great Location**

- **Double Glazing**

- **Walk In Condition**

- **Good Transport Links**

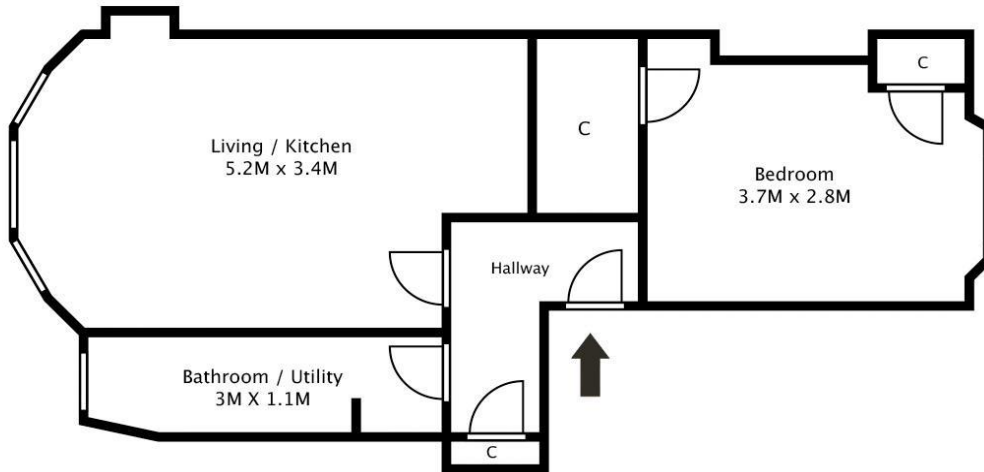


Offers Over £110,000



## Floorplan

62 Cartside Street, G42 9TG

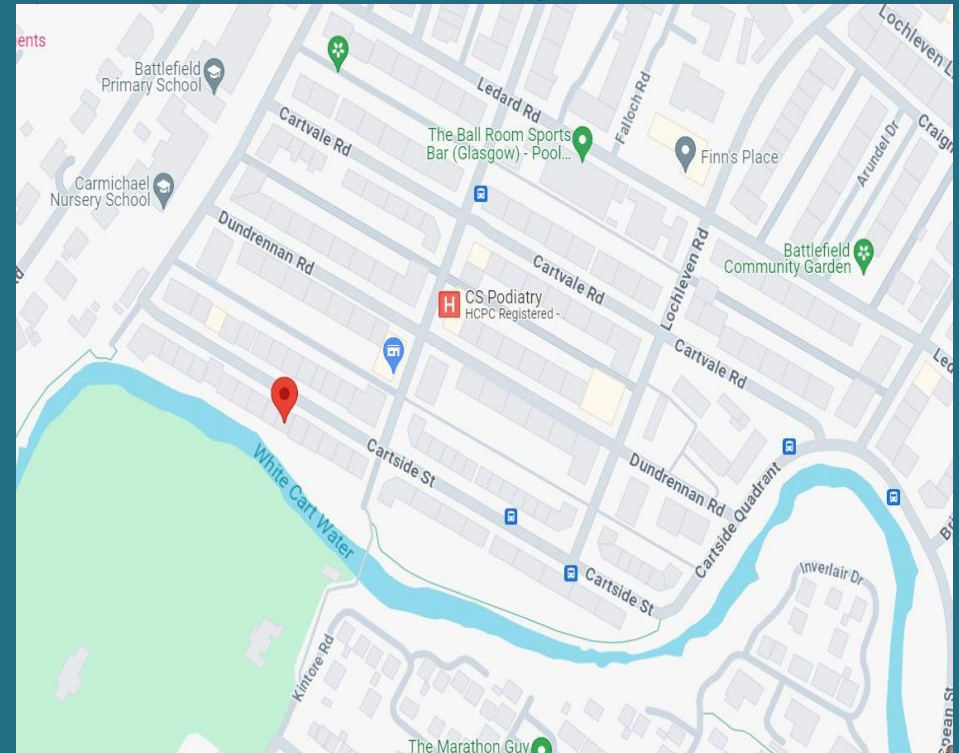


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as representation by their seller, nor their agent.



## 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.