



**Shanta
Residential**
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Minard Road, Shawlands, G41 2EN

Shanta Residential is delighted to present this fabulous two bedroom, ground floor, duplex flat located in the highly sought after area of Shawlands. 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. 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. The spacious and bright living room boasts lovely bay windows and original cornicing, both sought after features in these traditional tenement homes. Lovingly decorated by the current owner, the room is stunning and flooded with light which makes for a beautiful sitting area. The kitchen has been well laid out with both wall and floor units offering good storage and preparation areas. Found directly off the hallway, you will find a double bedroom, currently in use as a dining area, this room is spacious and bright and creates a secondary sitting area to host family and friends. Completing this floor is the family bathroom with its crisp tiling and contemporary fittings. Downstairs, the basement offers a fantastic master bedroom which has been beautifully decorated and features a spacious en-suite shower room creating a luxurious atmosphere. The property offers two spacious storage rooms, one is currently in use as a home office but both offer a versatile space. Outside, the property benefits from a superb private front garden offering a great place for soaking up the sunshine. 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 C.

- **Two Bedrooms**

- **Two Bathroom**

- **Great Location**

- **Good Transport Links**

- **Gas Central Heating**

- **Private Front Garden**

- **Secure entry**

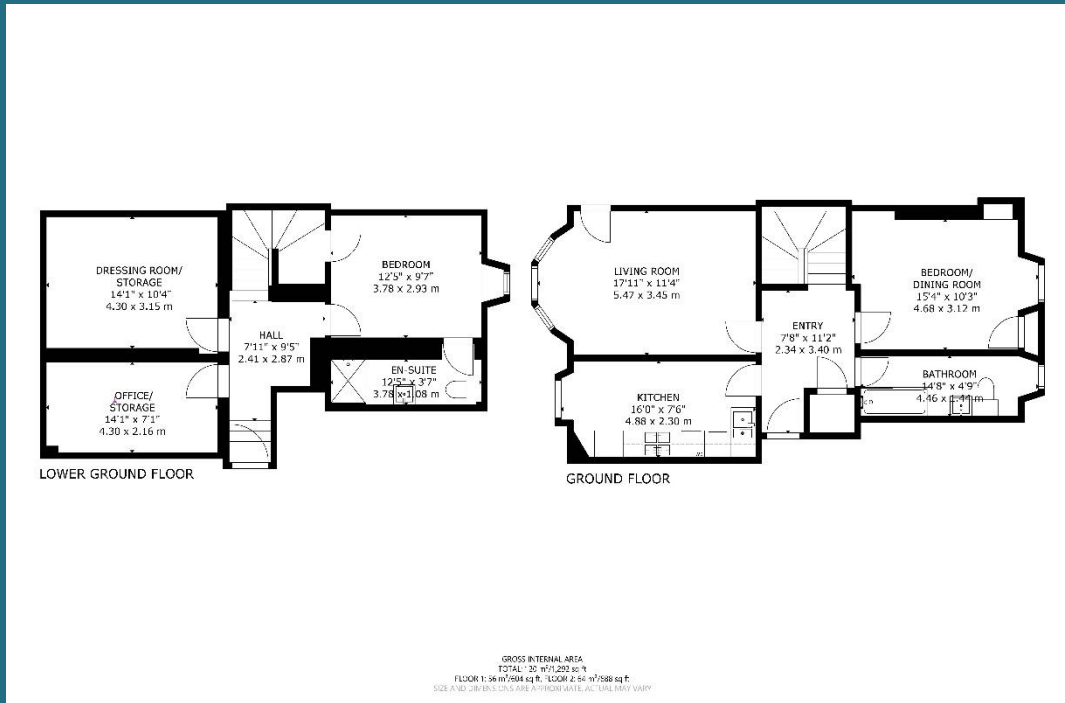
- **Double Glazing**



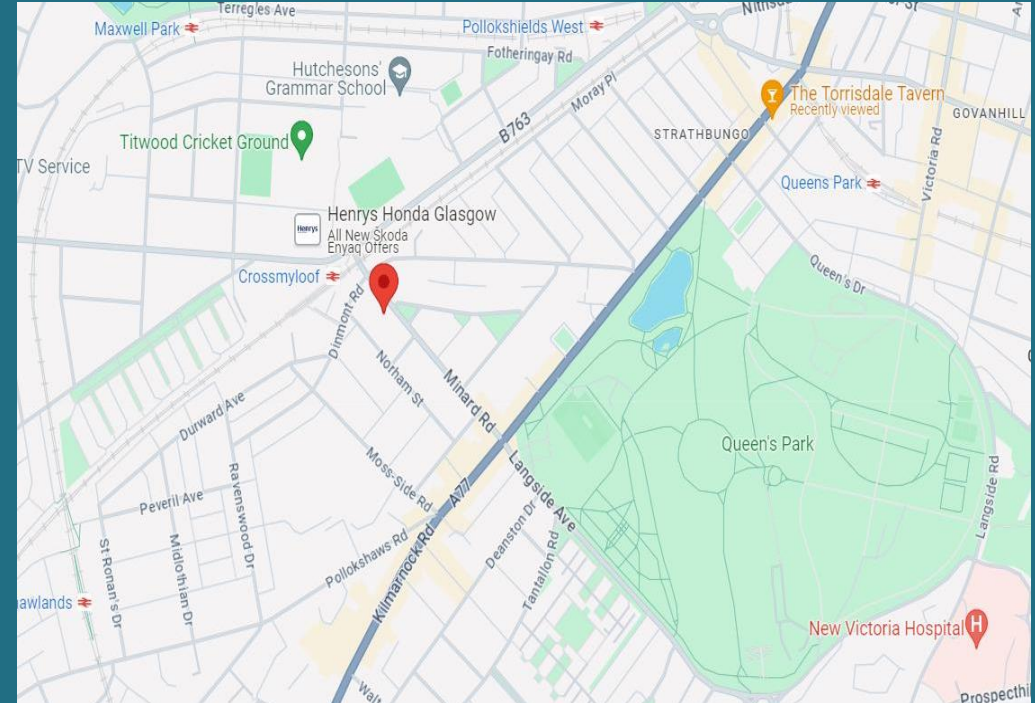
Offers Over £220,000



Floorplan



Map



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