



## Dunearn Street, Woodlands, G4 9ED

Shanta Residential is delighted to present to the market this fantastic, three bedroom upper floor flat situated in the popular area of Woodlands, Glasgow. Accessed via the secure entry system, the flat itself is located on the second floor and is presented in walk in condition. This flat would be ideally suited for a first time buyer or a family looking to buy in a great area for commuting and socialising. The welcoming hallway has great storage and offers access to all main areas of the home. The spacious lounge is bright and boasts large traditional bay windows allowing the natural light to flood in as well as beautiful cornicing, both sought after features in homes such as this. The dining kitchen is well laid out with plenty of wall and floor units providing excellent storage and prep space. The dining space makes this a great room to host and socialise. The property offers three fantastic double bedrooms, each beautifully decorated in neutral tones with large windows and plenty of floor space. Completing the property is the great sized family bathroom offering a three piece suite, crisp wet wall and electric, over bath shower. Outside the property benefits from a well kept shared outdoor space at the rear, perfect for socialising or sitting out in the sunshine. Dunearn Street is set in a fantastic location within walking distance of a whole host of amenities including eateries, shops, supermarkets and travel links. Charing Cross train station is within 15 minutes walk and St. George's Cross underground station is just 5 minute walk away. There are also regular bus links in the area. Glasgow University and Glasgow School of Art are both within walking distance, making this a great area for those looking to study nearby. 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.

- **Three Bedrooms**

- **Upper Floor**

- **Secure Entry**

- **Great Location**

- **Nearby Amenities**

- **Gas Central Heating**

- **Double Glazing**

- **Good Transport Links**



Offers Over £290,000



# Floorplan

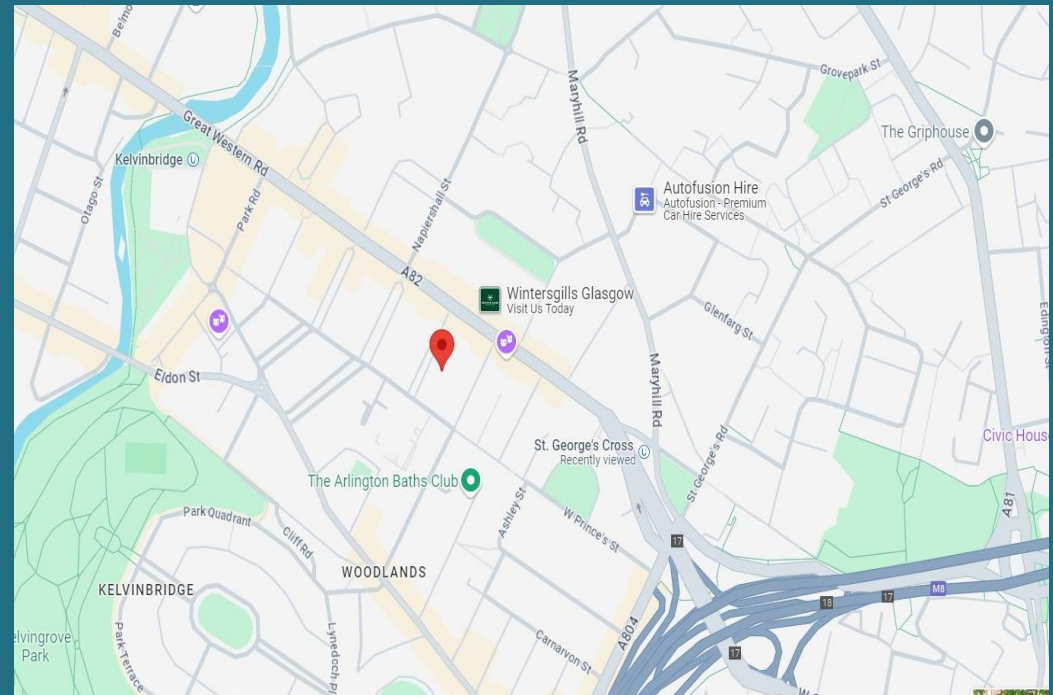
2/2, 23 Dunearn Street, Glasgow



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



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