



**Shanta
Residential**
11 Muirend Road
Glasgow
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Muirhouse Street, Glasgow G41 1QD

Shanta Residential is delighted to present to the market this gorgeous, first floor, main door flat located in the popular area of Pollokshields. This flat would be ideally suited for a first time buyer looking to buy in a great area for commuting and socialising or could be a good buy to let investment. You are welcomed into the property through the welcoming hallway, which is bright and provides access to all main areas of the home. The open plan kitchen/lounge is spacious, beautifully decorated and features large windows allowing the natural light to flood in. The kitchen is well laid out with integrated appliances, wall and floor units providing excellent storage and prep space. From the lounge you have direct access to a gorgeous balcony where you can soak up the summer sun or enjoy your morning coffee. The property offers one double bedroom, decorated in neutral tones with wall panelling which gives a calming feel to the space. There is also excellent built-in sliding wardrobes providing plenty storage. Completing the property is the bathroom with its three piece suite, crisp tiling and contemporary fittings. Outside the property benefits from an off street, allocated parking space. Muirhouse Street itself is situated in Pollokshields 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, Pollokshields is extremely well placed for commuting access to the M77 and M8. With all its great location, double glazing and newly upgraded boiler, we expect this property to be popular and would advise early viewing to avoid disappointment. For council tax purposes, this property falls in category D.

- **One Bedroom**

- **Main Door Flat**

- **Allocated Parking**

- **Good Transport Links**

- **Gas Central Heating**

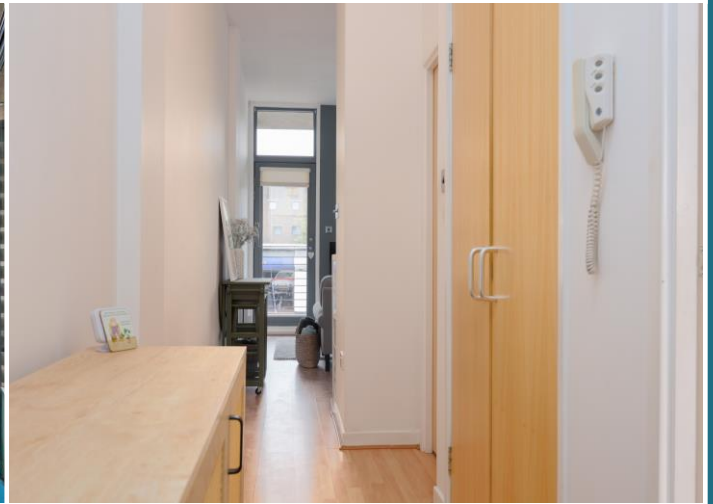
- **Excellent Location**

- **Double Glazing**

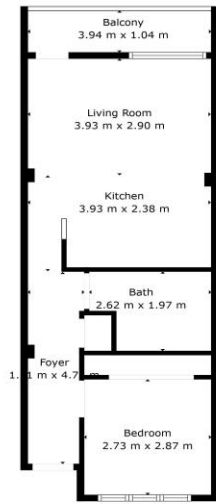
- **Nearby Amenities**



Offers Over £120,000

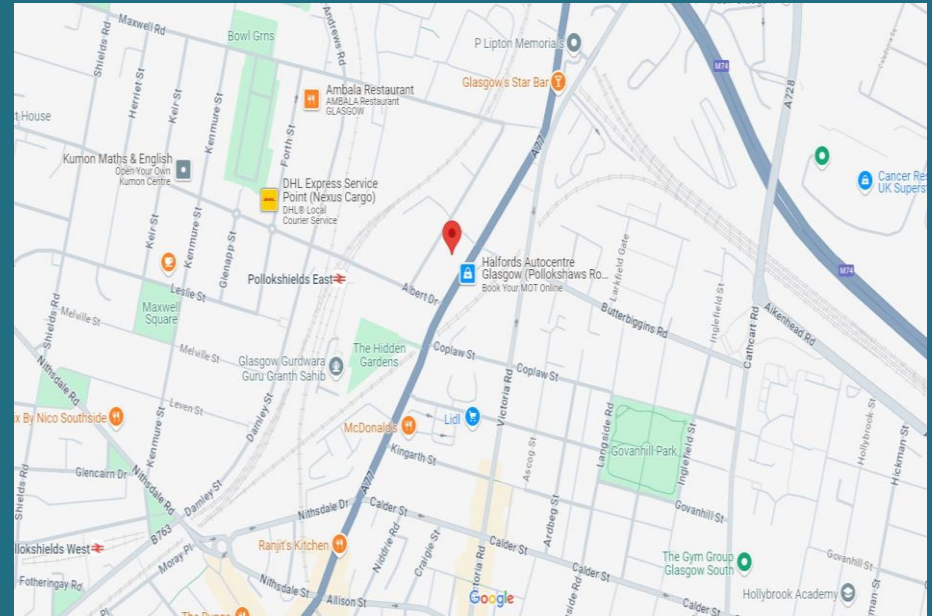


Floorplan



TOTAL: 42 m²
FLOOR 1: 42 m²
EXCLUDED AREAS: BALCONY: 4 m²

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.