



**Shanta
Residential**
11 Muirend Road
Glasgow
G44 3QR
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Newlands Road, Cathcart, G44 4ES

Shanta Residential are delighted to present to the market, this charming one bedroom, upper floor apartment in the hugely popular Cathcart locale. Entering the building into a well-kept close, the property occupies the third floor position. The large, immaculately decorated welcoming hallway features a handy storage cupboard. The living room is spacious and flooded with natural light from the large bay windows, boasting an excellent quality finish with wooden effect flooring which adds a cozy feel to the room. The Kitchen is tastefully decorated, with modern tiling and cabinetry, with an overall sleek, well-thought out design. The well sized, airy bedroom features lots of natural light and neutral walls and flooring makes this a very calm space to relax and unwind, whilst maintaining its practicality by offering lots of space for storage opportunities. The property is completed by the bathroom, featuring a luxurious 3 piece suite, contemporary finishes and crisp tiling. The local area is fantastic with a huge array of eateries, shops and useful amenities all within walking distance. The transport links are enviable in the area with regular buses and the local train station, Cathcart, within walking distance. With its gas central heating, double glazing and walk in condition we expect this property to be popular and would advise early viewing to avoid disappointment. For Council Tax purposes, this property falls in category A.

- **One Bedroom**

- **Upper Floor Flat**

- **Great Location**

- **Nearby Amenities**

- **Gas Central Heating**

- **Double Glazing**

- **Good Transport Links**

- **Secure Entry**

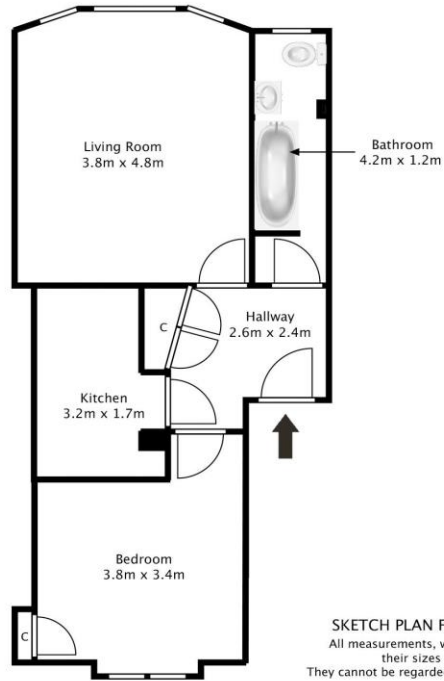


Offers Over £120,000



Floorplan

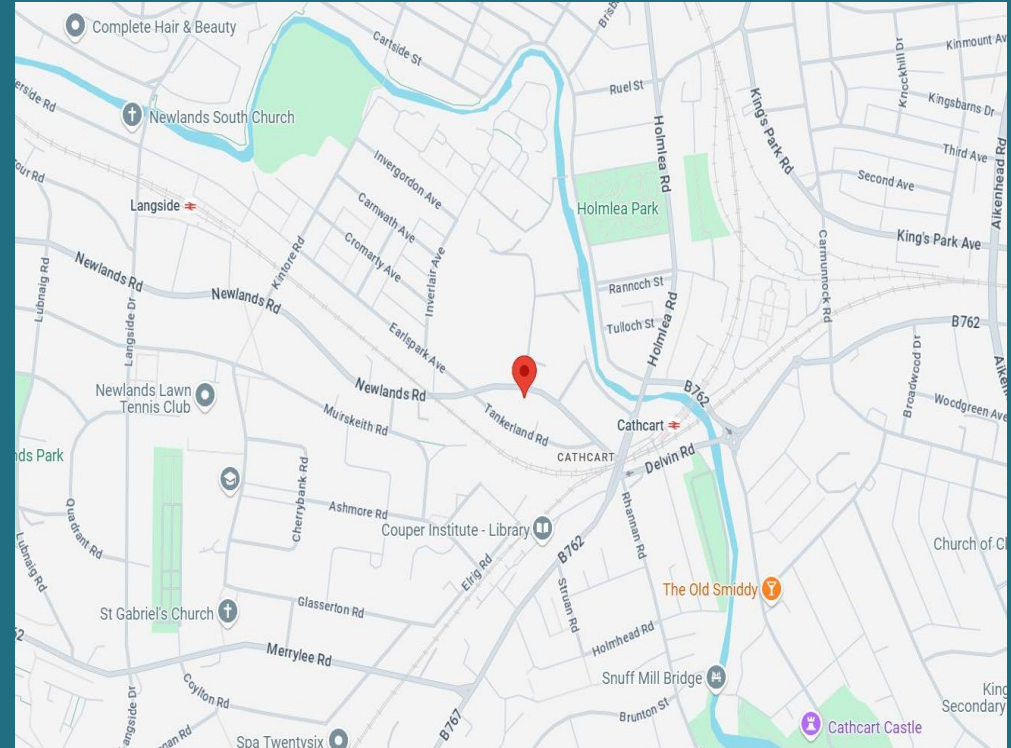
3/1 162 Newlands Road, Glasgow



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



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.