



**Shanta
Residential**
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Lethington Avenue, Shawlands, G41 3HB

Shanta Residential are proud to present to the market this great one bedroom flat within a prime Shawlands address. Access is gained through the secure entry system and the property itself is located on the second floor. The living room is welcoming with a neutral colour palette and inviting decor. The space features a spacious L-shaped sofa paired with a pouffe offering hidden storage, as well as an extendable dining table. Large windows flood the space with natural light and offers stunning views out to the meticulously maintained gardens. The kitchen is spacious and well laid out with wall and floor units providing great storage and prep space. It is fully equipped with white goods, including a full-size fridge freezer and a washing machine. The bedroom again features lots of natural light, with large built in storage cupboards, and an ottoman bed. Completing the property is the bathroom, which boasts a sleek walk-in shower and pristine white tiling. The hallway includes a convenient storage cupboard, complemented by access to a shared storage facility located just outside the flat. The home is equipped with a smart heating system and high-speed fibre-optic internet, ensuring modern comfort and efficiency. Outside the property boasts beautifully maintained communal areas and grounds, perfect for socialising or soaking up the summer sun. Residents also enjoy the convenience of an on-site laundrette, whilst the estate is further enhanced by the presence of a dedicated care taker and a security guard, ensuring a safe and well-maintained environment. Additionally, the property includes a private parking space - a rare and highly sought-after feature in this area. Granville Court is located in arguably one of the Southside's most popular neighbourhoods 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's location additionally benefits from being within walking distance of the beautiful Queen's Park and is conveniently connected to multiple transport options, including Crossmyloof and Shawlands train stations and 'South City Way' cycle path. For council tax purposes this property is band C.

- **One Bedroom**

- **Double Glazing**

- **Allocated Parking Space**

- **Great Location**

- **Nearby Amenities**

- **On Site Laundrette**

- **Great Transport Links**

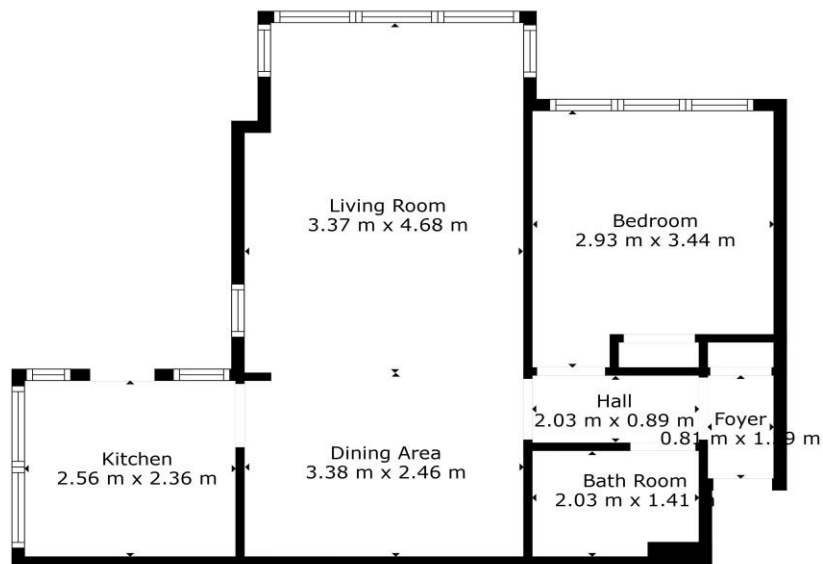
- **Secure Entry**



Offers Over £130,000

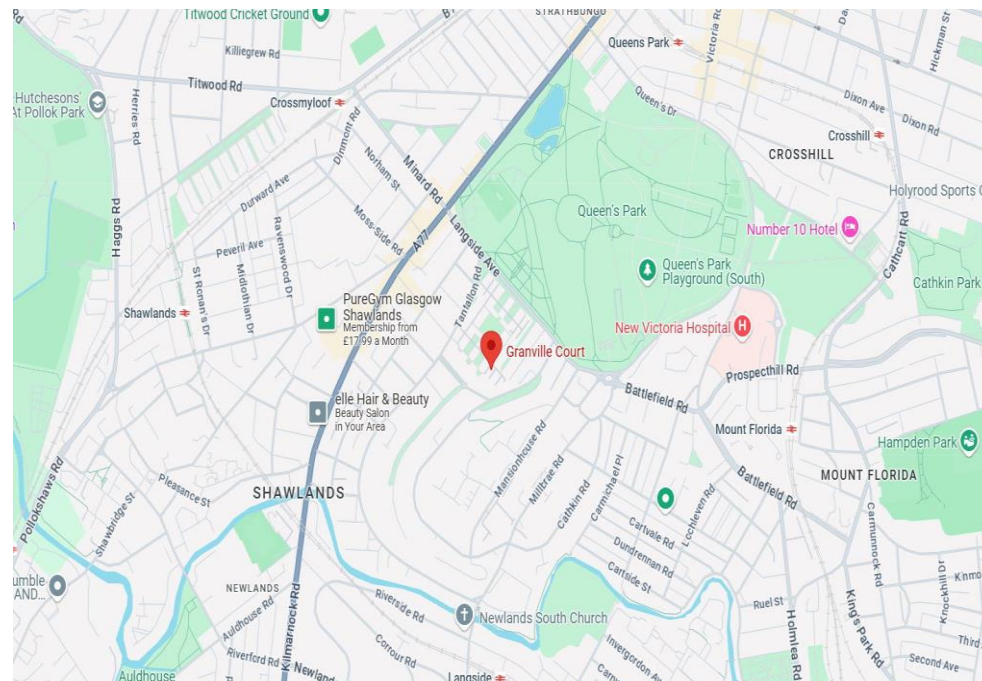


Floorplan



TOTAL: 47 m²
FLOOR 1: 47 m²

Map



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