



**Shanta  
Residential**  
11 Muirend Road  
Glasgow  
G44 3QR  
**0141 255 2828**



# Nithsdale Street, Glasgow

Shanta Residential are delighted to present to the market this fantastic two bedroom, first floor tenement flat, in the highly sought after area of Strathbungo, Glasgow. The welcoming hallway is bright and guides you into all main areas of the home. The spacious living room boasts lovely bay windows, feature fireplace and original cornicing, all sought after features in these traditional tenement homes. This room is flooded with light which makes for a beautiful sitting area. The modern kitchen has been well laid out with both wall and floor units offering good storage and preparation areas. The property benefits from two large double bedrooms, both with high ceilings and large windows, flooding the room with natural light, making it a calming space with plenty of room for storage. Completing the property is the excellent family bathroom with its three piece suite and crisp white tiling. Nithsdale Street is in a great central position for enjoying the Strathbungo area where there is a range of fantastic eateries, cafes, bars and shops. The property location additionally benefits from being within walking distance of the beautiful Queen's Park. Nearby transport links are also numerous with excellent rail, road and bus links into Glasgow City Centre and beyond. Along with its sought-after location 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 B.

- **Two Bedrooms**

- **First Floor Flat**

- **Great Location**

- **Nearby Amenities**

- **Double Glazing**

- **Good Transport Links**

- **Gas Central Heating**

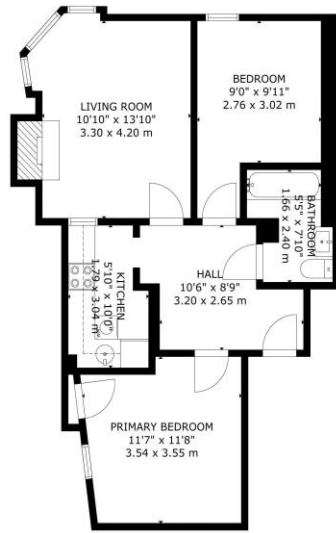
- **Secure Door Entry**



Offers Over £180,000



# Floorplan



GROSS INTERNAL AREA  
TOTAL: 56 m<sup>2</sup>/591 sq ft  
FLOOR 1: 56 m<sup>2</sup>/591 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# 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.