





# Minard Road, Glasgow G41 2EL

Shanta Residential is delighted to present this fabulous two bedroom, ground floor tenement flat in the highly sought after area of Shawlands, Glasgow. Situated within walking distance from several train stations and bus links this property would be ideal for those looking for a short commute to the city and beyond. The property has been tastefully and thoughtfully upgraded throughout and is offered in walk-in condition. Entrance is gained via secure entry into a well-kept close. The large, beautifully decorated welcoming hallway provides direct access to all main rooms. Found directly off the hallway, the spacious and bright living room boasts lovely bay windows, original cornicing and feature fireplace, all sought after features in these traditional tenement homes. The dining kitchen is modern and has been well laid out with both wall and floor units offering good storage and preparation space. The dining space in the kitchen makes this a great room to host and socialise. The property offers two double bedrooms, both beautifully decorated, with large windows and plenty floor space. Completing the accommodation is the family bathroom with its three piece suit, crisp tiling and contemporary fittings. Outside, the property benefits from a superb private front garden offering a great place for soaking up the sunshine. Minard Road itself is situated in Shawlands 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, Shawlands is extremely well placed for commuting access to the M77 and M8. 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 falls into band D.

- Two Bedrooms
- Ground Floor Flat
- Gas Central Heating
- Private Front Garden
- Walk-in Condition
- Great Transport Links
- Double Glazing
- Nearby Amenities

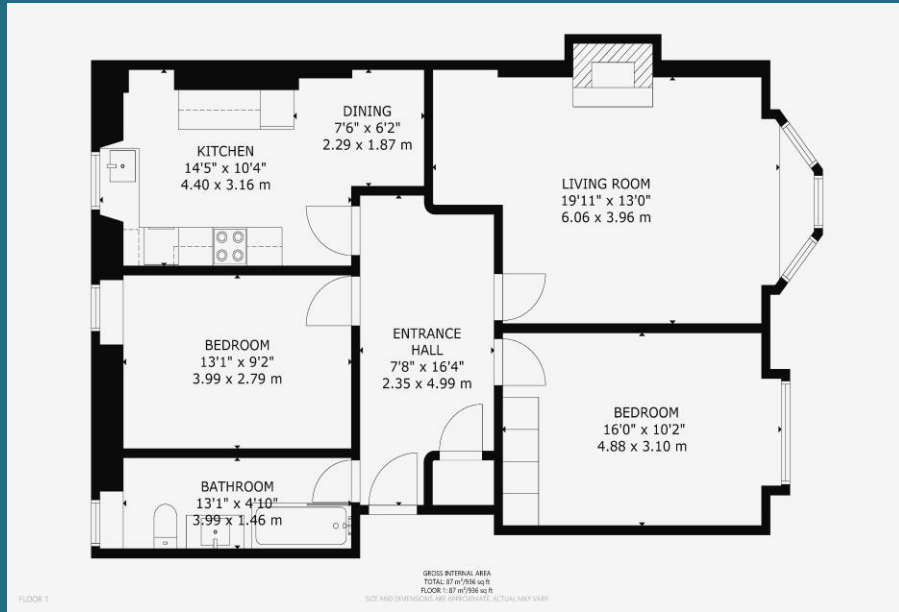


Offers Over £220,000

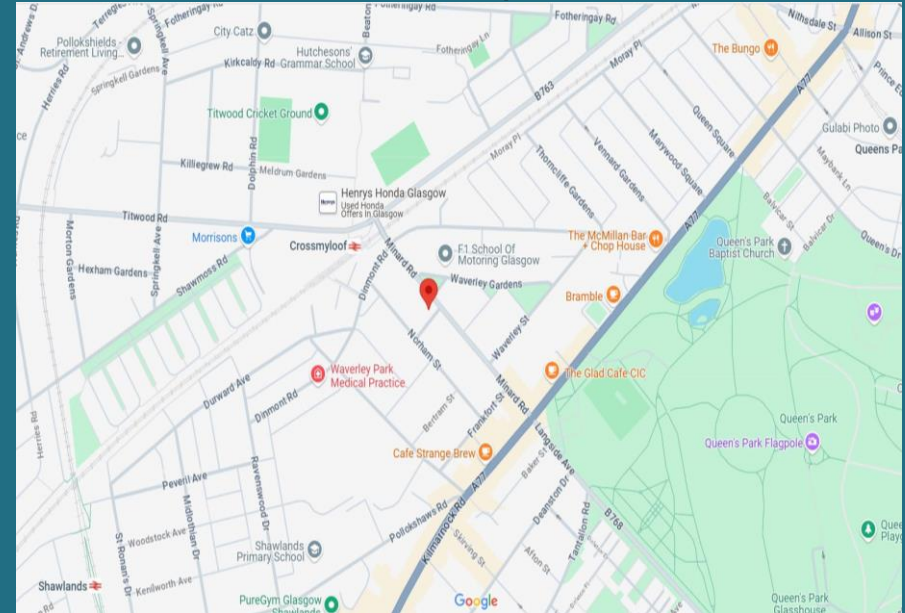




## Floorplan



## Map



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