



## Victoria Road, Glasgow G42 7SA

Shanta Residential is delighted to present to the market this fantastic two bedroom flat in the popular pocket of Govanhill, Glasgow. Lovingly decorated by the current owner, this property is presented in excellent condition. Entering the building through a secure entry system into a well-kept close, the property occupies the third floor position. The large, welcoming hallway has two great storage cupboards and wooden flooring throughout which adds a luxurious finish to the space. The spacious living room is beautifully decorated with lovely bay windows, feature fireplace, high ceilings and original cornicing. The kitchen is well laid out with both wall and floor units and integrated appliances offering good storage and preparation areas. The property offers one spacious master bedroom with large windows letting the natural light flood in. The second bedroom offers a versatile space and could be used as a second single bedroom or home study. Completing the property is the good sized family bathroom offering a three piece suite, crisp white tiling and contemporary fittings. Outside, you will find a communal courtyard offering a great place to enjoy the sun. The local area is fantastic with a huge array of eateries, independent shops, bars and the beautiful Queen's Park nearby. The transport links are enviable in the area, with regular buses and the local train station, Queens Park, within walking distance. Renovation of the Govanhill Baths are due to complete soon which will provide a community pool, gym and cafe right on your door step. Along with its sought-after location, double glazing 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**
- **Upper Floor Flat**
- **Good Transport Links**
- **Gas Central Heating**
- **Great Location**
- **Secure Door Entry**
- **Double Glazing**
- **Nearby Amenities**



Offers Over £145,000





FLOOR 1

GRID: INTERNAL AREA  
TOTAL 71 m² (756 sq ft)  
FLOOR 1: 71 m² (756 sq ft)  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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