



Nether Auldhouse Road, Newlands, G43 2YT

Shanta Residential is delighted to present to the market this beautiful three bedroom, upper floor flat in the sought after area of Newlands, Glasgow. This property is presented to the market in not only walk-in condition but true show home condition. Access is gained through a secure door entry system and the flat itself is found on the first floor. The welcoming hallway provides good storage options and gives direct access to all main areas of the home. The herringbone flooring throughout adds a luxurious finish to the space. The carefully designed, open plan kitchen/living is bright and boasts large, sliding french doors out to the balcony, allowing the natural light to flood in. The modern kitchen is well laid out with integrated appliances, wall and floor units providing excellent storage and prep space. The dining area in the lounge is perfect for everyday meals or entertaining guests. The property offers two double bedrooms, both beautifully decorated in neutral tones, with excellent built in mirror sliding wardrobes. The master bedroom features an en-suite shower room creating a luxurious atmosphere. The third bedroom offers a versatile space and is currently in use as a home office. Completing the home is the family bathroom with its three piece suite, contemporary fittings and crisp white tiling. The property is further complemented by double glazing, gas central heating and private off street parking. Nether Auldhouse Road offers an excellent location within easy reach of nearby local shops, supermarkets and amenities. Nearby Shawlands offers a host of facilities and bus and rail services to city centre. The property is also within easy reach of the M77 and M8 motorway network. Pollok Country Park is within walking distance providing a gorgeous green space to enjoy the summer sunshine. For council tax purposes this property falls in band E.

- **Three Bedrooms**

- **Two Bathrooms**

- **First Floor Flat**

- **Walk In Condition**

- **Nearby Amenities**

- **Great Transport Links**

- **Excellent Location**

- **Private Parking**

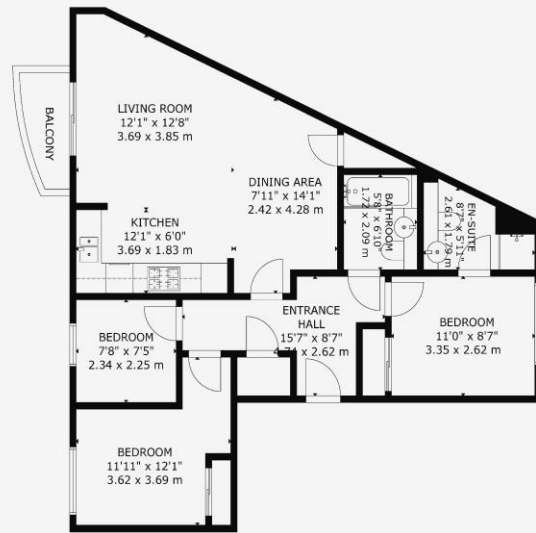


Offers Over £210,000



Floorplan

Map



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 17 m² (182 sq ft)
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SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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.