



Crossmyloof Gardens, Shawlands, G41 4AX

Shanta Residential is delighted to present this lovely three bedroom, detached home, located in the highly sought-after area of Shawlands, Glasgow. The property is presented in walk-in condition and is located withing walking distance of the local schools making this a prime position for families. You are welcomed into the home through a spacious hallway, complete with a convenient storage cupboard. To the left lies the bright and inviting living room, filled with natural light from a large window overlooking the front garden. This space flows seamlessly into a charming dining area at the rear of the property, creating a partially open-plan layout. From here, you have direct access to the well-designed kitchen, which boasts a range of contemporary white wall and floor units, ample countertop space, and a door leading out to the rear garden. Upstairs, the property offers two generous double bedrooms, a well-proportioned single bedroom, and the family bathroom. All bedrooms provide excellent space for storage and furnishings, while the bathroom is complete with a three-piece suite and finished with crisp white tiling for a fresh feel. Outside, the property boasts a spacious front and private rear garden, the perfect setting to enjoy the summer sun, relax and dine outdoors. A large garage also provides excellent additional storage or off street parking. Crossmyloof Gardens is situated in Shawlands, the heart of Glasgow's vibrant Southside. The area is well served by a fantastic range of amenities, including supermarkets, independent shops, bars, and eateries. Both the beautiful Pollok Park and Queen's Park are within walking distance, offering the perfect escape into nature. Transport links are excellent, with Crossmyloof train station just a short stroll away for direct access to Glasgow city centre and beyond. A wide choice of bus routes and easy connections to the M77 and M74 motorways further enhance the areas convenience. With the properties prime address, gas central heating, double glazing, on street parking and private garden, this is a rare find and we expect it to be popular with early viewing advised. For council tax purposes this property sits in band E.

- **Three Bedrooms**

- **Detached House**

- **Close To Local Schooling**

- **Private Garden With Garage**

- **Nearby Amenities**

- **Gas Central Heating**

- **Sought After Location**

- **Convenient Transport Links**



Offers Over £320,000



Floorplan

10 Crossmyloof Gardens, Shawlands, Glasgow

Ground floor

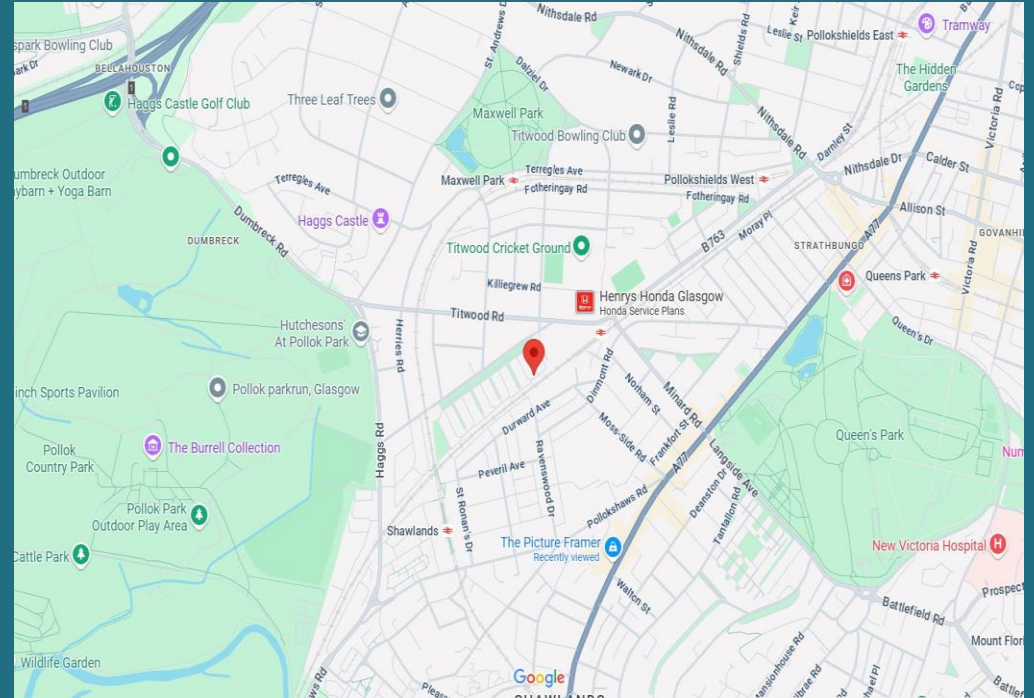
First floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as representation by their seller, nor their agent.



Map



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