



Crossmyloof Gardens, Shawlands, G41 4AY

Shanta Residential are delighted to present this excellent three bedroom detached home, located in the sought-after area of Shawlands, Glasgow. Presented in true walk-in condition, this property is ideally located within easy walking distance of local schools, making it well suited to families. You are welcomed into the home by the bright and inviting hallway, complete with two storage cupboards. The spacious living area benefits from a large front-facing window as well as windows to the rear overlooking the garden, flooding the space with natural light. The open-plan design seamlessly blends living and dining spaces creating an ideal setting for both everyday living and entertaining. Continuing the open plan layout, the modern kitchen is fitted with sleek white wall and floor units, generous countertop space, and a range of integrated appliances, offering both style and functionality. From here, direct access is provided to the rear garden. Upstairs you will find three well-proportioned bedrooms. Two bedrooms are comfortable doubles with space for additional storage, while the third is a versatile single, ideal as a nursery, guest room, or home office. Completing the upper floor is the family shower room, finished with sleek grey stone-effect floor to ceiling tiles and a contemporary walk-in shower. Outside, the property boasts a spacious garden featuring a neat lawn, patio area, and garage. 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**

- **Walk-in Condition**

- **Private Garden with Garage**

- **Close to Local Schooling**

- **Gas Central Heating**

- **Double Glazing**

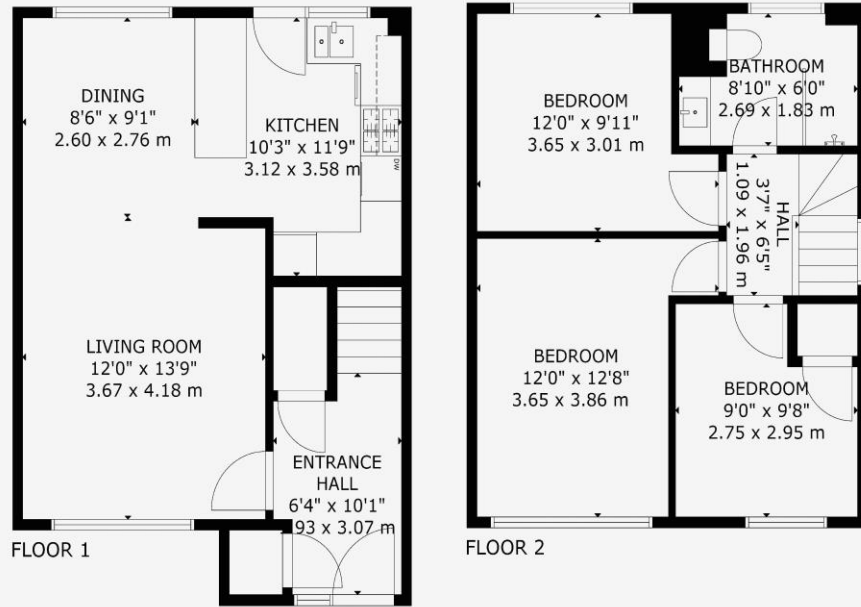
- **Transport Links**



Offers Over £320,000

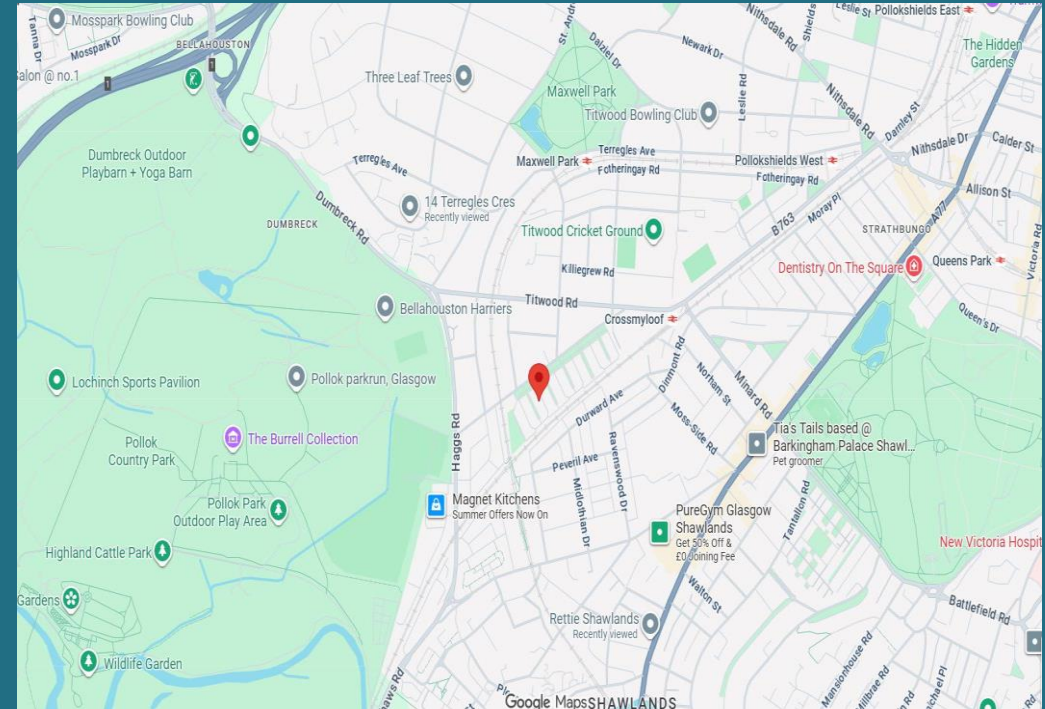


Floorplan



GROSS INTERNAL AREA
TOTAL: 82 m²/888 sq ft
FLOOR 1: 42 m²/451 sq ft FLOOR 2: 40 m²/431 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.