



## Spean Street, Battlefield, G44 4AS

Shanta Residential are delighted to present this excellent one bedroom first floor flat, ideally located in the heart of Battlefield, Glasgow. Access is gained via a secure entry into a well-maintained close, with the property itself situated on the first floor. Beautifully presented in bright, neutral tones throughout, the flat is presented in true walk-in condition. The spacious living room is decorated in white and sage green, with a large bay window that floods the room with natural light. A charming fireplace provides a cosy focal point, enhancing the welcoming atmosphere. The internal kitchen is well-laid out with a range of wall and floor units, providing excellent storage solutions. Generous worktop space and crisp white tiling complete the kitchen, creating a fresh and contemporary finish. The double bedroom offers plenty of space and character, benefiting from two original built-in storage presses that add both charm and practicality. Completing the home is the traditional family bathroom, featuring a freestanding bath and timeless finishes throughout. Spean Street is ideally situated within Battlefield, offering easy access to a wide range of local amenities including shops, cafes, and leisure facilities. Excellent transport links are close by, with Mount Florida train station just a few minutes' walk away providing quick and easy access to Glasgow City Centre. A variety of nearby bus routes also ensure great connectivity to surrounding areas. With the property's great location, walk-in condition, gas central heating and double glazing, we expect it to be popular, early viewing is advised. For council tax purposes this property sits in band B.

- **One Bedroom**

- **First Floor**

- **Walk-in Condition**

- **Gas Central Heating**

- **Double Glazing**

- **On Street Parking**

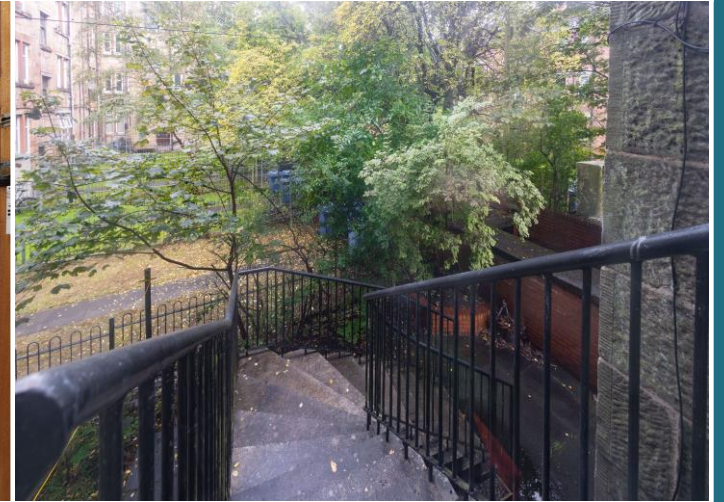
- **Nearby Transport Links**

- **Excellent Location**



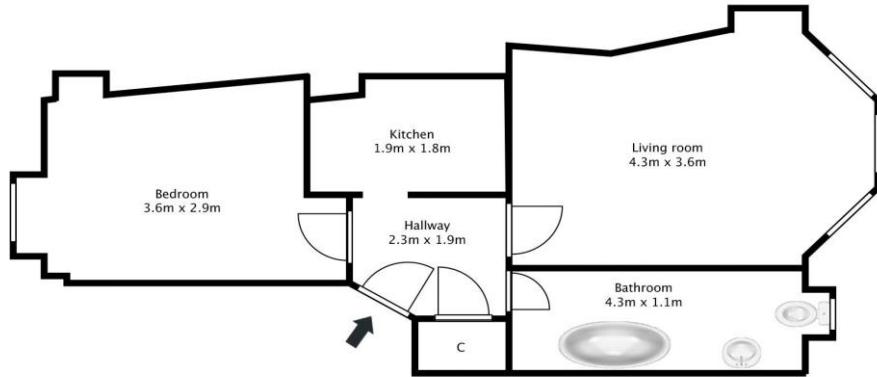
Offers Over £120,000





# Floorplan

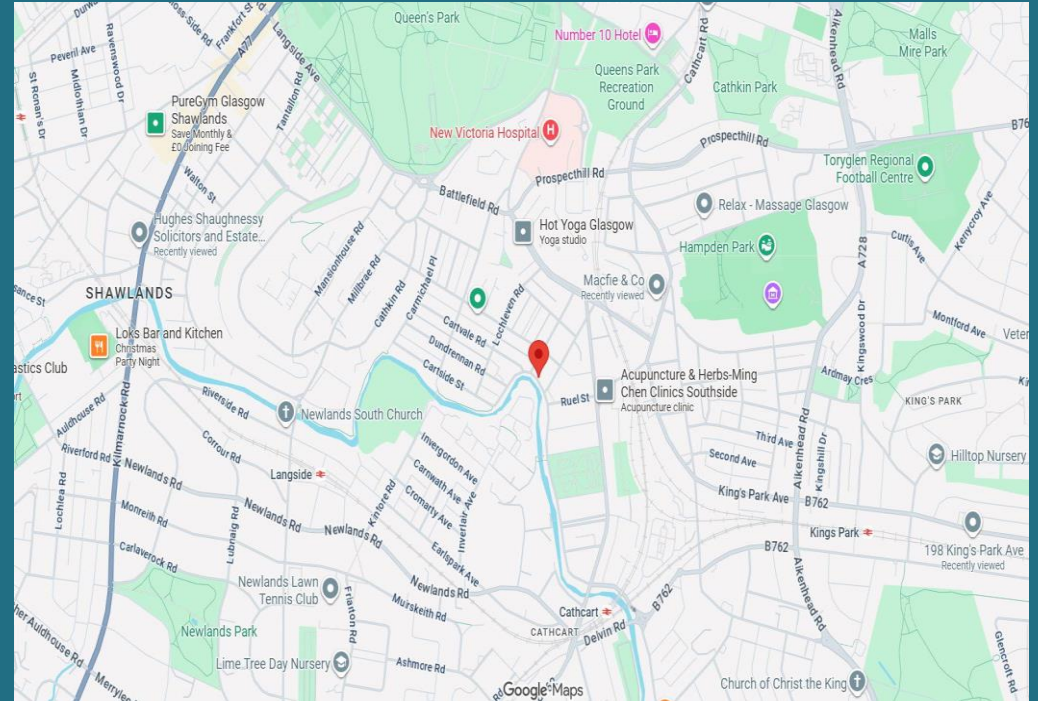
1/1 7 Spean Street, Glasgow, G44 4AS



**Shanta**  
RESIDENTIAL  
SALES/LETTINGS

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



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.