



Bertram Street, Shawlands, G41 3XR

Shanta Residential are delighted to present this beautiful three bedroom flat, located in Shawlands, Glasgow. The flat is accessed via a secure entry system into a well-kept close and the flat itself is on the second floor. This beautifully presented home features a bright and spacious open-plan living room and kitchen, truly the heart of the home. Large bay windows flood the space with natural light, complemented by elegant herringbone flooring and neutral decor that enhances the sense of space and style. The kitchen is modern and well laid out, complete with sleek wall and base units, generous worktop space, integrated appliances and a gas hob. There's ample room for dining, making it a versatile space ideal for both relaxing and entertaining. The property offers three spacious bedrooms, all finished with plush, luxurious carpets. Two are well-proportioned doubles, providing plenty of space for storage and additional furnishings. The third bedroom is ideal as a single room, nursery, or home office. Completing the home is a stunning family bathroom, finished with stylish floor-to-ceiling tiling. It features a spacious vanity area, a freestanding bath, and a walk-in shower. Bertram Street is located in the heart of Shawlands, in Glasgow's southside. A fantastic selection of independent shops, restaurants, bars and cafes are all within walking distance. Nearby, Queen's Park and Pollok Park provide beautiful green spaces to enjoy nature and outdoor activities. The area also boasts excellent transport links, with easy access to multiple train stations and convenient connections to the M8 and M74 motorways, making commuting effortless. With its stylish interior, spacious layout, and sought after location we expect this property to be popular. Additional benefits include gas central heating and double glazing throughout. Early viewing is advised. For council tax purposes this property sits in band D.

- **Three Bedrooms**

- **Upper Floor Flat**

- **Open-plan Living**

- **Walk-in Condition**

- **Gas Central Heating**

- **Double Glazing**

- **Great Location**

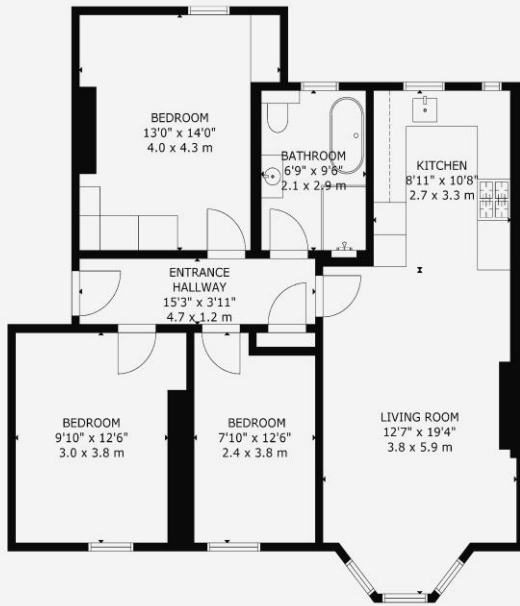
- **Excellent Transport Links**



Offers Over £220,000



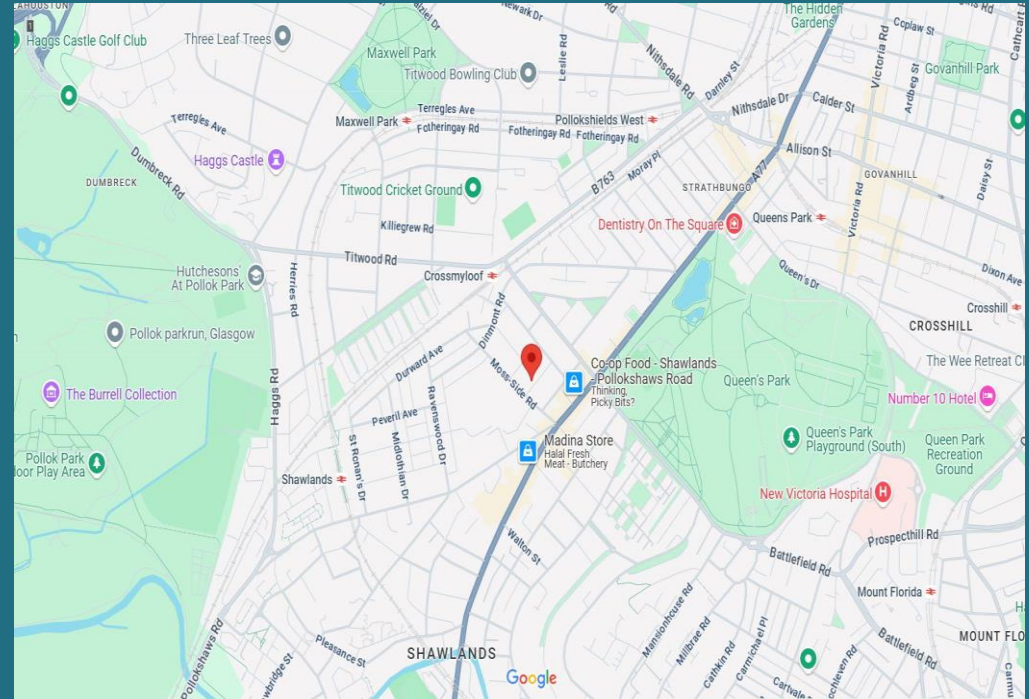
Floorplan



GROSS INTERNAL AREA
TOTAL: 82 m²/883 sq ft
FLOOR 1: 82 m²/883 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.