



Ardbeg Street, Govanhill, G42 7JR

Shanta Residential is delighted to present to the market this fabulous two bedroom, ground floor tenement flat in Govanhill, Glasgow. Situated within walking distance from several train stations and bus links this property would be ideal for those looking for a short commute to the city and beyond. The property has been tastefully and thoughtfully upgraded throughout and is offered in walk-in condition. Entrance is gained via secure entry into a well-kept close. The large, beautifully decorated welcoming hallway provides great storage opportunities and direct access to all main rooms. Found directly off the hallway, the spacious and bright living room boasts lovely bay windows, original cornicing and feature fireplace, all sought after features in these traditional tenement homes. The modern kitchen is well laid out with both wall and floor units offering good storage and preparation space. The exposed brick and tiled finish adds charm and character to the space. The dining area in the kitchen is perfect for everyday meals or entertaining guests. The property offers two double bedrooms, both decorated beautifully, with large windows and plenty floor space. Completing the accommodation is the family bathroom with its three piece suite, contemporary fittings and stunning patterned tiles. Outside, the property benefits from a superb private front garden offering a great place for soaking up the sunshine. Ardbeg Street itself is ideally situated for an impressive number of local amenities and transport links. These include independent shops, popular restaurants, bars and the beautiful Queens Park nearby. As well as frequent bus and rail services, Govanhill is extremely well placed for commuting access to the M77 and M8. Along with its double glazing, on street parking and gas central heating, we expect this property to be popular and would recommend early viewing to avoid missing out. For council tax purposes, this falls into band B.

- **Two Bedrooms**

- **Ground Floor Flat**

- **Walk-in Condition**

- **Private Front Garden**

- **Double Glazing**

- **Gas Central Heating**

- **Nearby Amentities**

- **Great Transport Links**

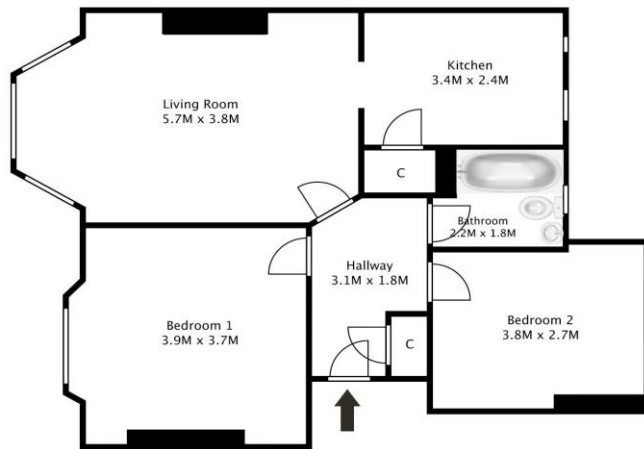


Offers Over £155,000



Floorplan

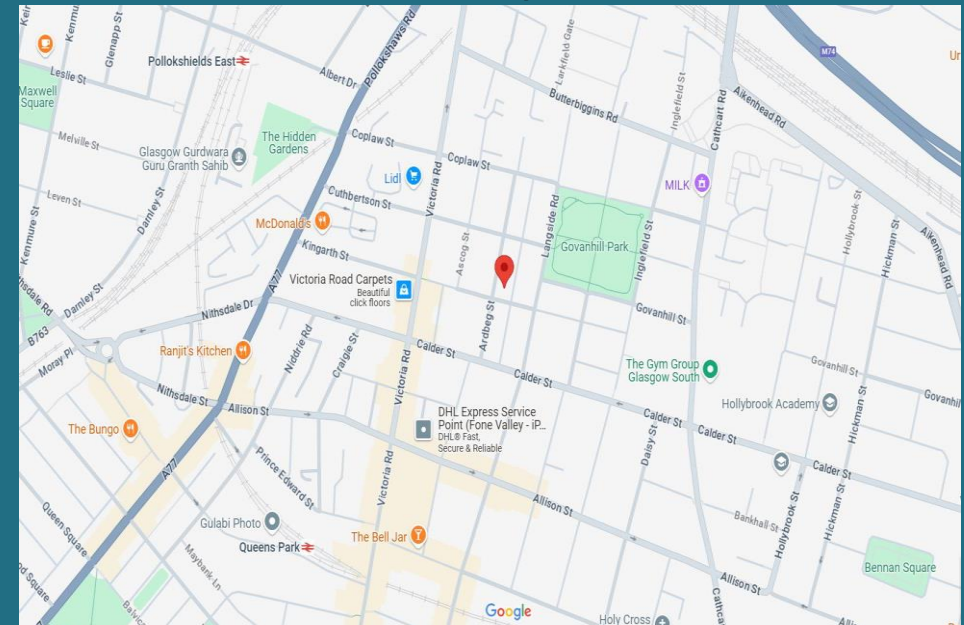
0/1 15 Ardbeg Street, Govanhill



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.

Shanta
RESIDENTIAL
SALES/LETTINGS

Map



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