



Minard Road | | Glasgow | G41 2EH

Offers Over £185,000

**moving**

ESTATE AGENTS



Moving Estate Agents are delighted to welcome to the market Minard Road.

An immediately impressive traditional red sandstone fronted, two-bedroom, ground floor flat, in true walk-in condition.

#### Property Description

This fantastic ground floor flat in the Shawlands area of Glasgow, offers excellent accommodation all on one level. It is clear to see the current owners have spent a lot of time and effort creating this exceptional family home.

From the secure entry door of the block, you enter the communal hallway to arrive at the flat on the ground floor. On entering the flat to the welcoming reception hall, you will have access to all rooms. To the front of the property is the bright and spacious lounge benefitting from a large bay window giving lots of natural light due to the open outlooks. The kitchen is open plan to the lounge and has a range of floor and wall mounted units with contrasting work tops. Completing the property is two tastefully decorated double bedrooms and the family bathroom, benefitting from a quality rolltop bath, three-piece white suite with shower over bath.

The property further benefits from Gas Central Heating, Double Glazing private front and well-kept communal rear gardens.

Minard Road itself provides an array of local amenities. Including supermarkets, shops, bars, restaurants and transport links. Within walking distance is the popular Queen's Park, with its family friendly play areas and naturalistic walks. The property sits within the catchment area for highly regarded local schooling in both junior and senior levels.

The M74 and M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other nearby locations.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity, planning proposals and any associated risks to the property can be found here.

