



**Minard Road, Glasgow G41 2EH**



***welcome to***

**Minard Road, Glasgow**

Allen and Harris are delighted to present this highly popular, traditional ground floor, tenement flat with a comprising reception hallway with storage, spacious lounge open plan to kitchen, two bedrooms with master en suite shower room and bathroom. GCH & DG. Security entry.



A highly popular and comprehensively upgraded, traditional ground floor tenement flat. Accommodation on offer comprises welcoming reception hallway with storage, stunning formal lounge with bay window and open plan refitted kitchen integrated appliances. There are two bedrooms with master en suite shower room and bathroom. The property benefits from GCH & DG. The building is protected by a security controlled entry system. Private gardens to front and communal gardens to rear.

Waverley Street is located within the popular area of Shawlands. Situated close to a great selection of local amenities and transport links. Local schooling at both primary and secondary is close at hand, together with Glasgow Clyde College providing further education. Mount Florida, Strathbungo and Battlefield are also within close proximity and also have an excellent selection of shopping, restaurants and bars/bistros. Braehead and Silverburn Shopping Centres are also nearby. Excellent motorway access to City Centre and beyond by means of the M8, M77 and Clyde Tunnel.

### **Lounge/Kitchen**

17' 3" max x 11' 4" max ( 5.26m max x 3.45m max )

### **Bedroom One**

12' 4" x 10' 4" ( 3.76m x 3.15m )

### **En Suite**

6' 5" x 3' 9" ( 1.96m x 1.14m )

### **Bedroom Two**

14' 5" x 7' 5" ( 4.39m x 2.26m )

### **Bathroom**

13' 4" x 4' 5" ( 4.06m x 1.35m )



***view this property online*** [allenandharris.co.uk/Property/SHA111916](https://allenandharris.co.uk/Property/SHA111916)



welcome to

## Minard Road, Glasgow

- A comprehensively upgraded, traditional ground floor flat
- Spacious lounge open plan to newly fitted kitchen
- Two bedrooms with newly fitted en suite shower room to master bedroom
- Newly fitted bathroom
- GCH & DG

Tenure: Freehold EPC Rating: C

Council Tax Band: C

fixed price

**£220.000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/SHA111916](https://allenandharris.co.uk/Property/SHA111916)



Property Ref:  
SHA111916 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



**0141 649 9011**



[Shawlands@allenandharris.co.uk](mailto:Shawlands@allenandharris.co.uk)



183 Kilmarnock Road, GLASGOW, Lanarkshire,  
G41 3JE



**[allenandharris.co.uk](https://allenandharris.co.uk)**