



2/1, 15 FOTHERINGAY ROAD

POLLOKSHIELDS

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3 | BEDROOMS

1 | BATHROOM

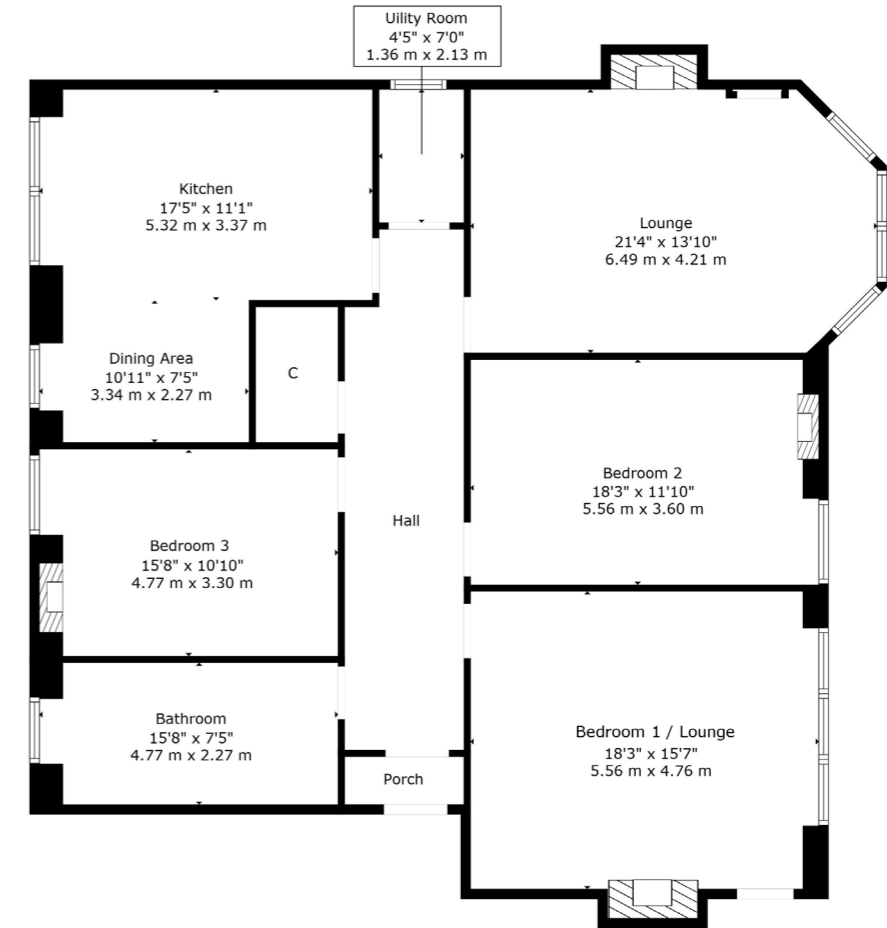
1 | PUBLIC ROOM

This wonderful three bedroom mansion flat is found in the Pollokshields conservation area and delivers exceptional privacy at top floor level.

The accommodation includes; maintained resident's stairwell to top floor level, private vestibule via storm doors and a broad reception hallway with storage adjacent. The bay windowed main lounge has a focal point fireplace and there are three flexible double bedrooms thereafter, one of which our clients use as a second public room with a real working fire. A large dining sized kitchen is found to the rear of the property with ample space for table/chairs whilst a convenient utility room houses white goods and a separate sink. An impressive four piece bathroom suite completes the accommodation on offer.

The property benefits from gas fired central heating with an annual boiler maintenance contract, a secure door entry system, timber cased window units to the front and double glazed units to the rear. There is access via the common close to a resident's garden behind the building which is factored by Macfie & Co of Cathkinview Road in Mount Florida.





15 Fotheringay Road is on the doorstep of thriving amenities including the coffee houses, restaurants, gastropubs and bakeries of Pollokshields and Strathbungo. More extensive facilities are available at the Crossmyloof Morrisons store or the Sainsburys store on Darnley Road. Recreational pursuits within the area are available at Queens Park, Maxwell Park or Pollok Country Park. Pollokshields West train station is approximately 300 yards walk, Shields Road underground station is one mile away and the M77, M74 or M8 connect the Southside of Glasgow to Scotland's motorway network.

SS4787 | Sat Nav: 15 Fotheringay Road, Pollokshields, G41 4NL

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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