



2/1, 98 KIRKCALDY ROAD
POLLOKSHIELDS

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3 | BEDROOMS

1 | BATHROOM

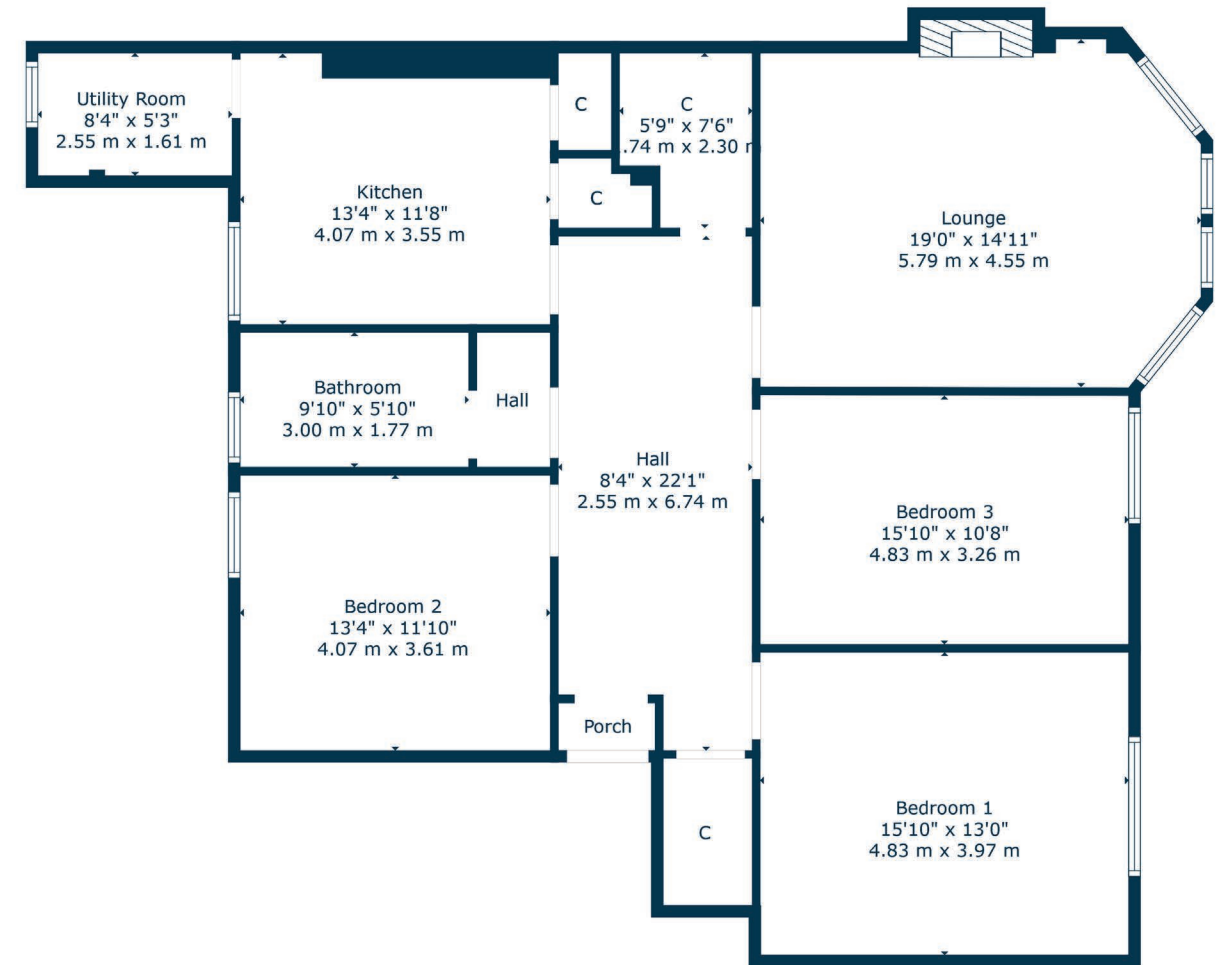
1 | PUBLIC ROOM

Occupying a particularly bright second floor position in a desirable Pollokshields address, this spacious townflat offer flexible accommodation and leafy outlook.

The accommodation includes; resident's stairwell to top floor level, vestibule via storm doors and a broad reception hallway with two storage cupboards adjacent. The bay windowed lounge has a focal point fireplace and terrific aspects to the front, and there is a generous fitted dining kitchen found to the rear of the property with useful utility room off. There are three generous double bedrooms and modern bathroom suite with shower over bath.

The property benefits from gas central heating, double glazing (casement style to front), fitted security alarm and a secure door entry system into the communal hallway. There is access via the common close to a mature landscaped resident's garden behind the terrace and the building is factored.





98 Kirkcaldy Road is on the doorstep of thriving amenities including the coffee houses, restaurants 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 Maxwell Park or Pollok Country Park. Maxwell Park or Crossmyloof train stations are approximately 500 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.

SS5039 | Sat Nav: 2/1, 98 Kirkcaldy Road, Pollokshields, G41 4LD

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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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