



**SOLICITORS & ESTATE AGENTS**



**SECOND FLOOR**  
**2/3, 372 POLLOKSHAWS ROAD, POLLOKSHIELDS G41 1BF**  
**Offers Over £169,000**





**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

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Enjoying southerly aspects along Pollokshaws Road, this impressive larger apartment occupies an enviable SECOND FLOOR position within this exclusive development by Westpoint Homes. In immaculate order throughout and in “turnkey” condition, the property has been completed to an uncompromising standard and specification as viewing will confirm.

Security controlled access onto entrance with lift service to upper levels. L shaped reception hall with access to all apartments off with “Karndean” flooring and oak internal doors (two storage cupboards). Beautifully presented and immediately impressive corner lounge with dual aspects and having three quarter height windows and French door onto “Paris” balconies. Professionally designed and fully fitted semi open plan kitchen comprising extensive floor and wall mounted veneer fronted units with complimentary work tops and splash back, chrome socket finishes and extensive integrated appliances to include stainless steel hob with stainless steel splash back and hood above, oven, fridge/freezer and dishwasher. Main bedroom to side enjoying southerly aspects with built-in fitted mirror wardrobes and generous en-suite bathroom comprising three piece suite, further double bedroom and shower room comprising three piece suite to include a large shower cubicle.

The specification is further enhanced by gas central heating and double glazing. There is a private allocated parking bay within the residents parking area adjacent.

Situated only minutes south of the City Centre, the property enjoys excellent public road and rail transport (Pollokshields East Station a short walk away) providing a short commute to the City Centre and within walking distance of the bustling Strathbungo district with a wide and varied range of cafes, bars and restaurants.

## EPC Rating

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## Measurements

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<b>LOUNGE</b>	<b>14'9 (4.51m) x 13'4 (4.07m)</b>
<b>KITCHEN</b>	<b>8'8 (2.65m) x 8'0 (2.43m)</b>
<b>BEDROOM ONE</b>	<b>14'0 (4.28m) x 8'5 (2.56m)</b>
<b>EN-SUITE</b>	<b>6'9 (2.07m) x 6'0 (1.98m)</b>
<b>BEDROOM TWO</b>	<b>12'8 (3.87m) x 8'3 (2.52m)</b>
<b>SHOWER ROOM</b>	<b>7'5 (2.26m) x 6'6 (2.00m)</b>



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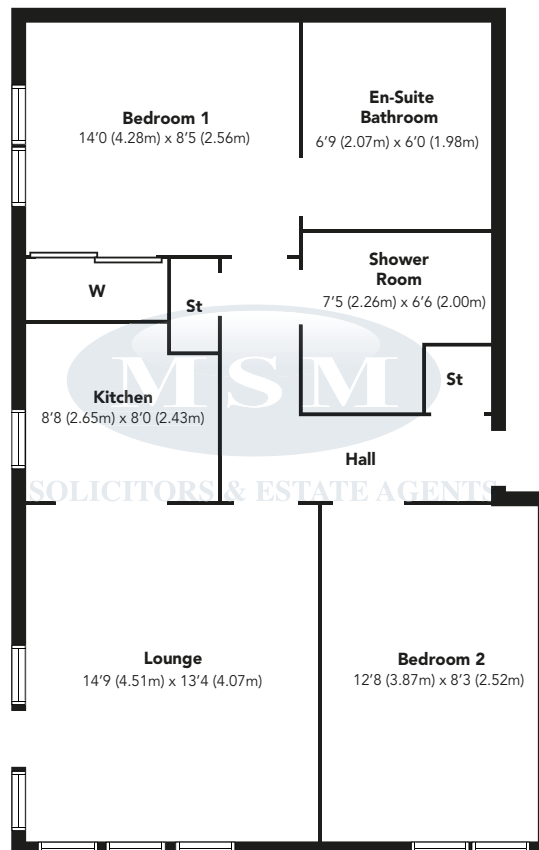
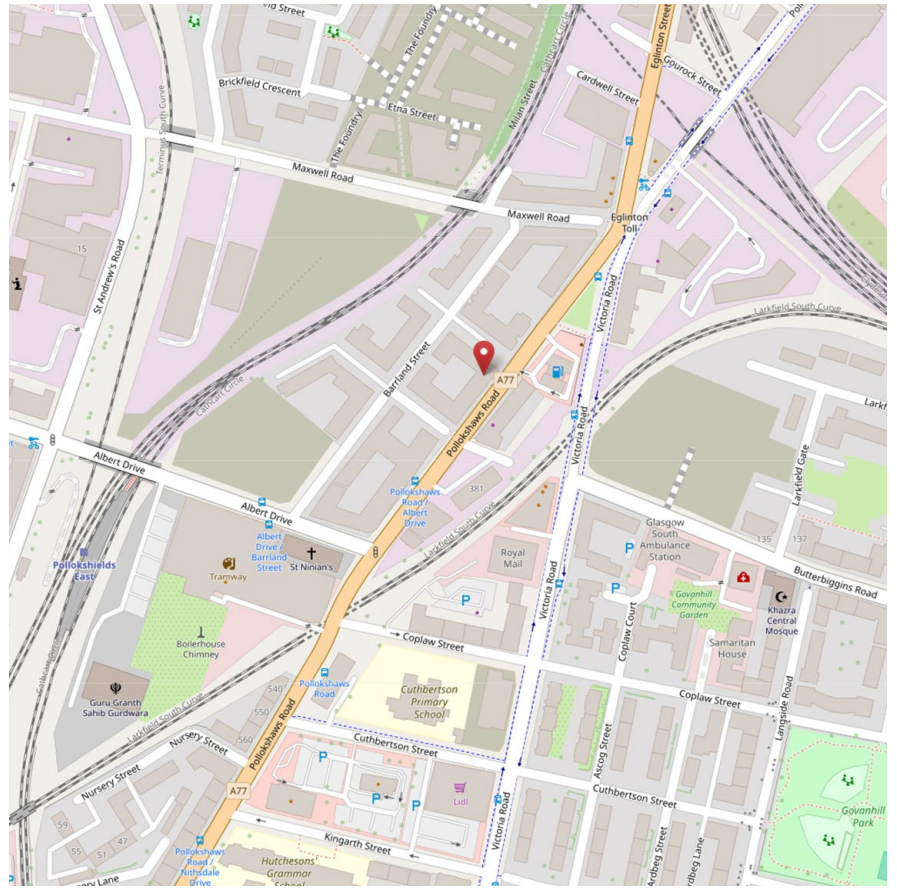
## Travel Directions

Travelling north along Pollokshaws Road toward the City Centre, straight ahead at the junction with Calder Street, straight ahead at the traffic lights at the junction with Albert Drive (Tramway Theatre on left), number 372 on left and just past Kwikfit.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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