

3/3 26 Deanston Drive

GLASGOW, G41 3AD



EXCELLENT TWO-BED APARTMENT, SET IN
THE EVER-POPULAR SHAWLANDS AREA



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to offer to the market this excellent two-bedroom apartment, set in the ever-popular southside location of Shawlands. The property is sure to appeal to a wide range of buyers, including buy-to-let investors and young professional buyers seeking a great place to call home.

Accommodation comprises a lounge/kitchen/diner with a large window that allows plenty of natural light to fill the room, whilst also helping to create a very relaxing ambience. The shape of the room offers a plethora of furniture configurations. The galley-style kitchen contains a range of units, with a gas hob, electric oven, and includes space for a washing machine.

There are two good-sized double bedrooms in this apartment, both with ample space for free-standing furniture. The shower room is fresh and bright and has an electric shower unit within a quadrant shower enclosure, along with a white toilet and sink. The master bedroom has an excellent en-suite with a mains fed shower unit and quadrant shower enclosure.





Bedroom 1







Bedroom 2





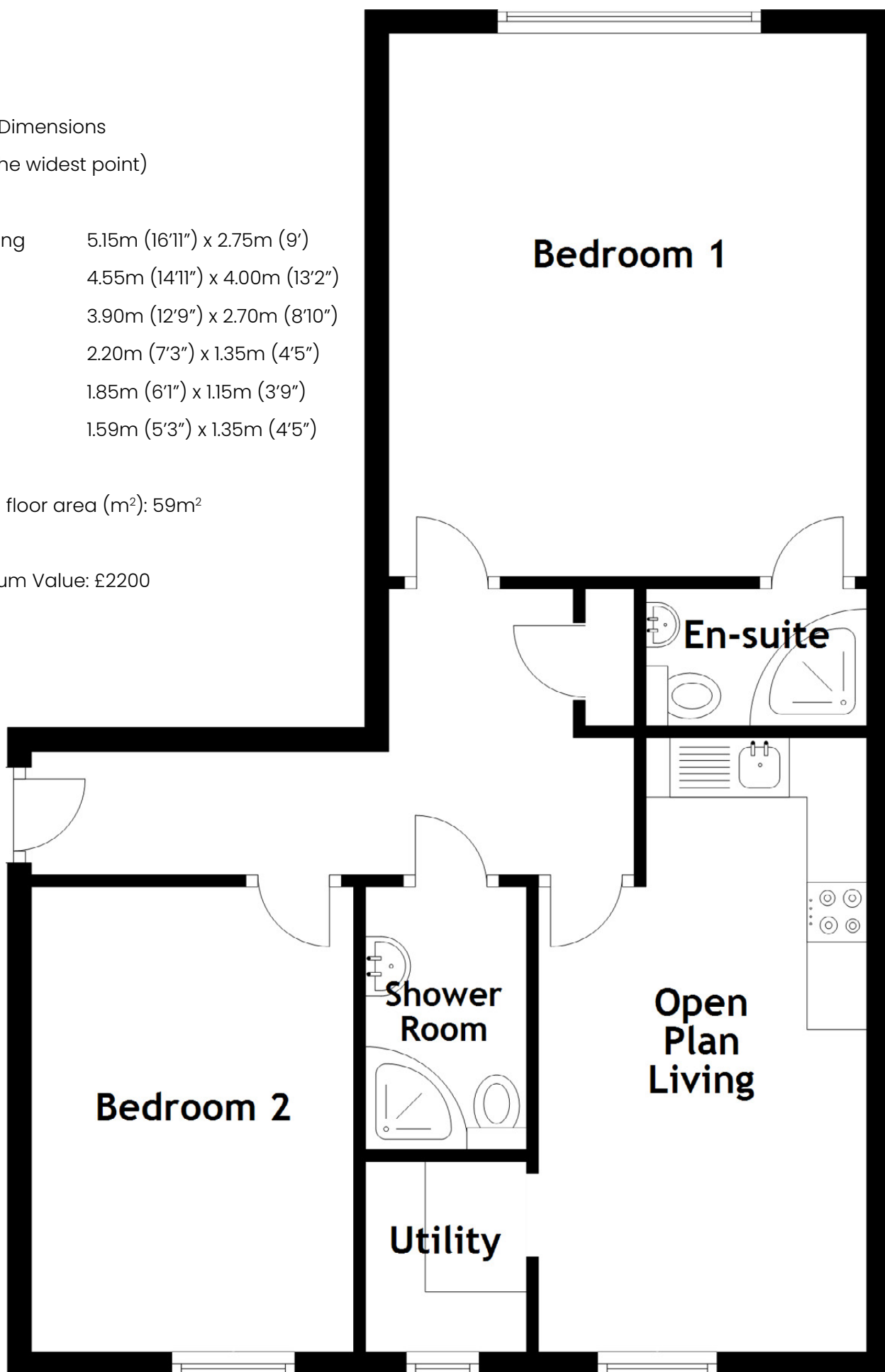
Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.15m (16'11") x 2.75m (9')
Bedroom 1	4.55m (14'11") x 4.00m (13'2")
Bedroom 2	3.90m (12'9") x 2.70m (8'10")
Shower Room	2.20m (7'3") x 1.35m (4'5")
En-suite	1.85m (6'1") x 1.15m (3'9")
Utility	1.59m (5'3") x 1.35m (4'5")

Gross internal floor area (m²): 59m²

EPC Rating: D

Buyer's Premium Value: £2200



Double glazing, gas central heating, and secure entry, all help to ensure the apartment is warm, secure, and comfortable. Parking is on-street and there is a communal drying area to the rear.

Given the ever-increasing cost of good accommodation in this vibrant area, these spacious apartments fit the bill perfectly for affordable and stylish places to call home. Early viewing is advised.





POLLOK COUNTRY PARK

Deanston Drive in 'Shawlands' is a perfect setting with an abundance of amenities on the doorstep. Local delicatessens and quality retailers are now springing up at a fantastic rate, and original, "one-off" shops, specialising in home furnishings and artwork are just as prevalent. When it comes to shopping, confident local retailers tend to go that extra mile to deliver a personal service, making all the difference. There is also an abundance of eateries with a varied choice of cuisine, from traditional pub to elegant European, Fusion and Asia/Pacific dishes. You'll find fashionable wine bars, bistros, cafes and popular late night venues, all within a short stroll!

Its youthful in its outlook and it's a cool place to be seen! The Tramway Theatre and Hidden Gardens are a must see on a lazy Sunday afternoon, a little haven in the city. A café latte, the weekend papers and a meandering stroll around the gardens is as pleasurable as it is refreshing. The Hidden Gardens promote contemplative open space and respite in a busy urban environment.

The Location



QUEENS PARK



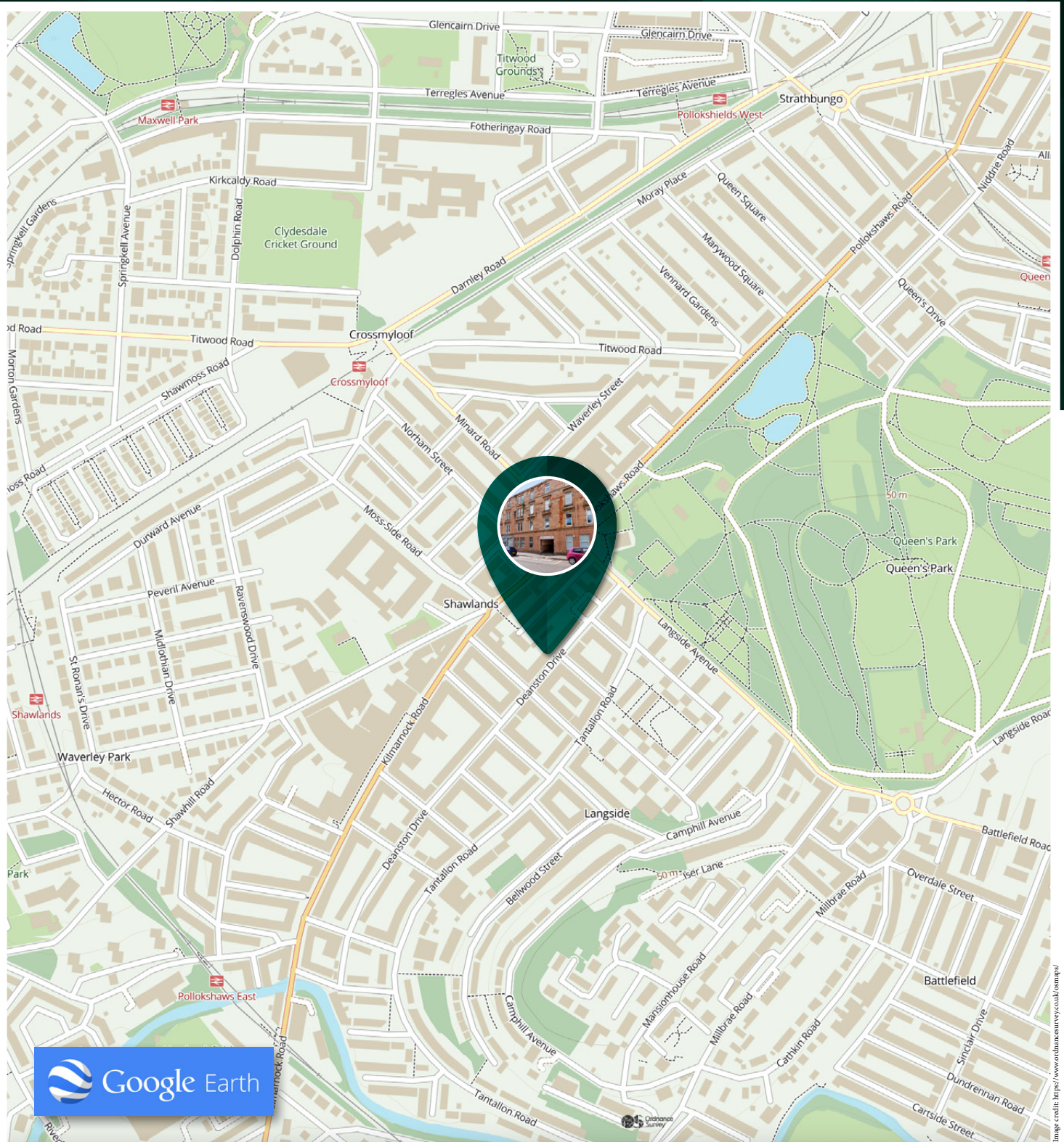
POLLOK COUNTRY PARK

With its authentic sense of community, the re-emergence of the Southside and Shawlands as a leading residential quarter is hardly surprising. It is an area that is at ease with tradition and innovation. Beautifully-maintained Queens Park spans 148 acres and boasts peaceful, naturalised walks rich in wildlife, a boating pond, extensive rose gardens and a fortnightly farmers' market.

There's cricket in the nearby recreation grounds, and flood-lit social tennis on weekday evenings. Lawn Bowling facilities punctuate the built environment, and Scotland's sporting Mecca – Hampden Park – is only a short walk away. If variety is the spice of life, then Deanston Drive is surely the place to be!

And when the mood takes you, there's only one short mile between Deanston Drive and the City Centre. Car, train, taxi or bus – the best of both worlds in a few minutes!

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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