



Waverley Street
Shawlands
G41 2DZ

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Offers Over £170,000

This well presented 2 bedroom Ground floor flat is situated in a traditional red sandstone building has been recently upgraded and is in a great position with open views over looking an open green space and viewing is highly recommended.

The building itself is entered via security controlled entrance which opens to a well presented communal close with door at the rear giving access to the communal garden area.

The rear gardens consist of a good size lawn area with drying poles and bin storage areas. As this is a Ground Floor Flat the front garden is private and is slightly elevated from the pavement.

Internally the accommodation is well presented and consists of a square reception hallway with walk in storage cupboard at one side.

The main lounge area has a bay window to the front providing a pleasant outlook over the green space. Adjacent to this is a shelved recessed storage area and there is also focal point fireplace along with freshly decorated walls and natural wood flooring.



Home Report Valuation £180,000

www.packdetails.com
Reference: HP777993
Postcode: G41 2DZ

Council Tax Band C

EPC Rating D



The kitchen comprises beech fronted floor and wall storage units with long chrome handles. There is an integrated hob oven and hood and a stainless steel sink and drainer, plumbing for the washing machine, ample worktop surface area and nice contrasting flooring.



The larger double bedroom is situated at the rear and has twin windows overlooking the garden. Ample space for free standing furniture and a cupboard at the far side housing the central heating boiler. Adjacent to this bedroom is the en suite shower room which has a corner shower enclosure with wall mounted electric shower, wash hand basin and a WC. Window to the rear.

The second double bedroom has a window to the front, is newly decorated and has space for bedroom units.

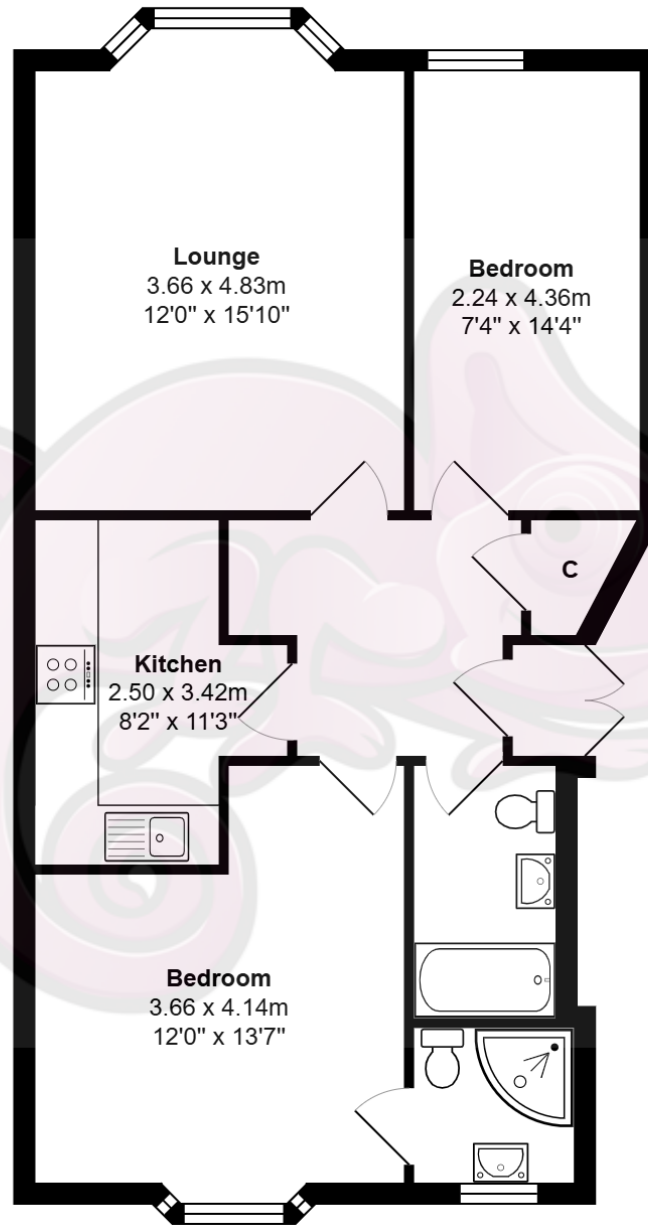
The main bathroom which features a neat plunge bath with further wall mounted main shower and curtain, sink with a vanity unit and a low-level WC.



The property is heated with gas central heating and entered via security control front door.

Vendor Comments

This has been a great property as is so close to the amenities but the street itself is very quiet. Having a nice open outlook also helps.



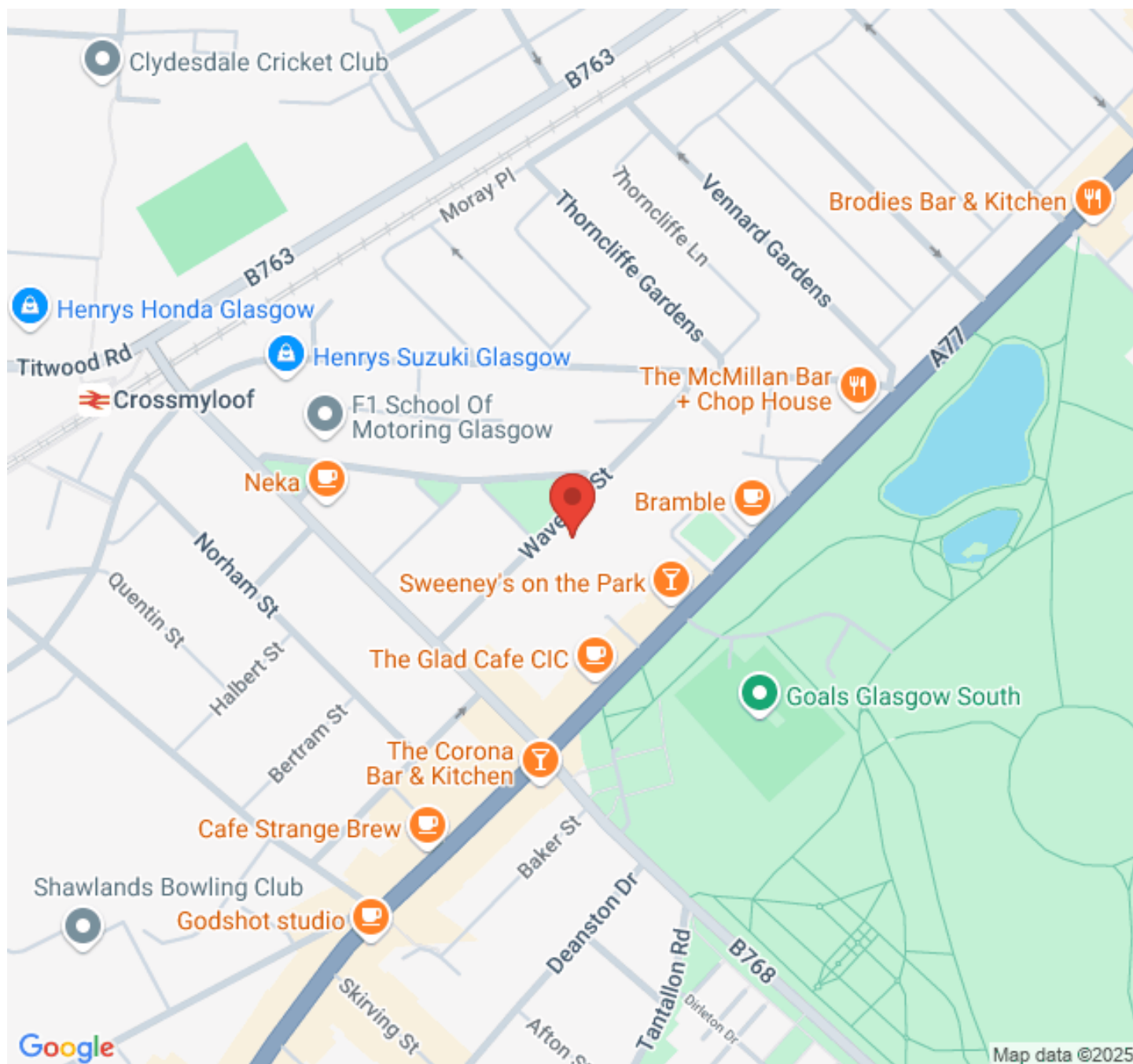
Total Area: 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only

Location

Waverley Street is within half a mile of numerous amenities including the coffee houses, restaurants, gastropubs and bakeries of Shawlands. Recreational pursuits within the area are available at Queens Park, Maxwell Park or Pollok Country Park. Crossmyloof train station is approximately 550 yards away, Shields Road underground station is one mile away and junction 1 of the M77 connects the Southside of Glasgow to Scotland's motorway network.





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