



Calder Street | | Glasgow | G42 7PF

Offers Over £140,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Calder Street.

An immediately impressive, traditional red sandstone fronted flat, in true walk-in condition.

#### Property Description

This fantastic, preferred top-floor flat in the Govanhill area of Glasgow offers excellent accommodation all on one level.

From the block's secure entry door, you enter the communal hallway with traditional tiled features. On taking the stairs, you arrive at the flat's main door on the top floor. Entering the flat to the welcoming reception hall, you will have access to all rooms. At the front of the property is the bright and spacious lounge, with a large double picture window that provides plenty of natural light and an open outlook. The kitchen sits to the rear of the property and offers a range of floor and wall-mounted units with contrasting worktops. There are two bedrooms, both to the rear of the property, with the master benefiting from built-in storage cupboard. Completing the property is the family bathroom with a three-piece suite, shower over bath and tiled splashback.

The property further benefits from Gas Central Heating, Double Glazing and well-kept communal rear gardens.

Calder Street itself provides an array of local amenities, including supermarkets, shops, bars, restaurants and transport links, with Crosshill Railway Station only a short walk from the property. Within walking distance to the heart of Shawlands with its bar/restaurant culture and Glasgow City Centre with the likes of the Glasgow O2 on your doorstep. The property sits within the catchment area for highly regarded local schooling at both junior and senior levels.

The M74, M77 and M8 motorway network is also close by, leading to Glasgow International Airport, Glasgow City Centre, as well as other nearby locations.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

