

3/1, 25 Preston Street

GOVANHILL, GLASGOW, G42 7PR



A spacious two-bedroom apartment, set in one of Glasgow's most popular southside locations



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McEwan Fraser Legal is delighted to offer to the market this spacious, two-bedroom tenement apartment, set in one of Glasgow's most popular southside locations. 25 Preston Street offers a unique opportunity to purchase a property with excellent local amenities on the doorstep. The property is perfect for those looking for their first or next home, or those looking for a 'bolt hole' in a prime location.

THE LOUNGE



The accommodation in full comprises a welcoming reception hallway with access to all apartments. The spacious lounge is flooded with natural light from the bay window. It is further complemented with ample space for a table and chairs, for more formal dining. The kitchen has a host of floor and wall-mounted units with plumbed space for free-standing appliances.

THE KITCHEN



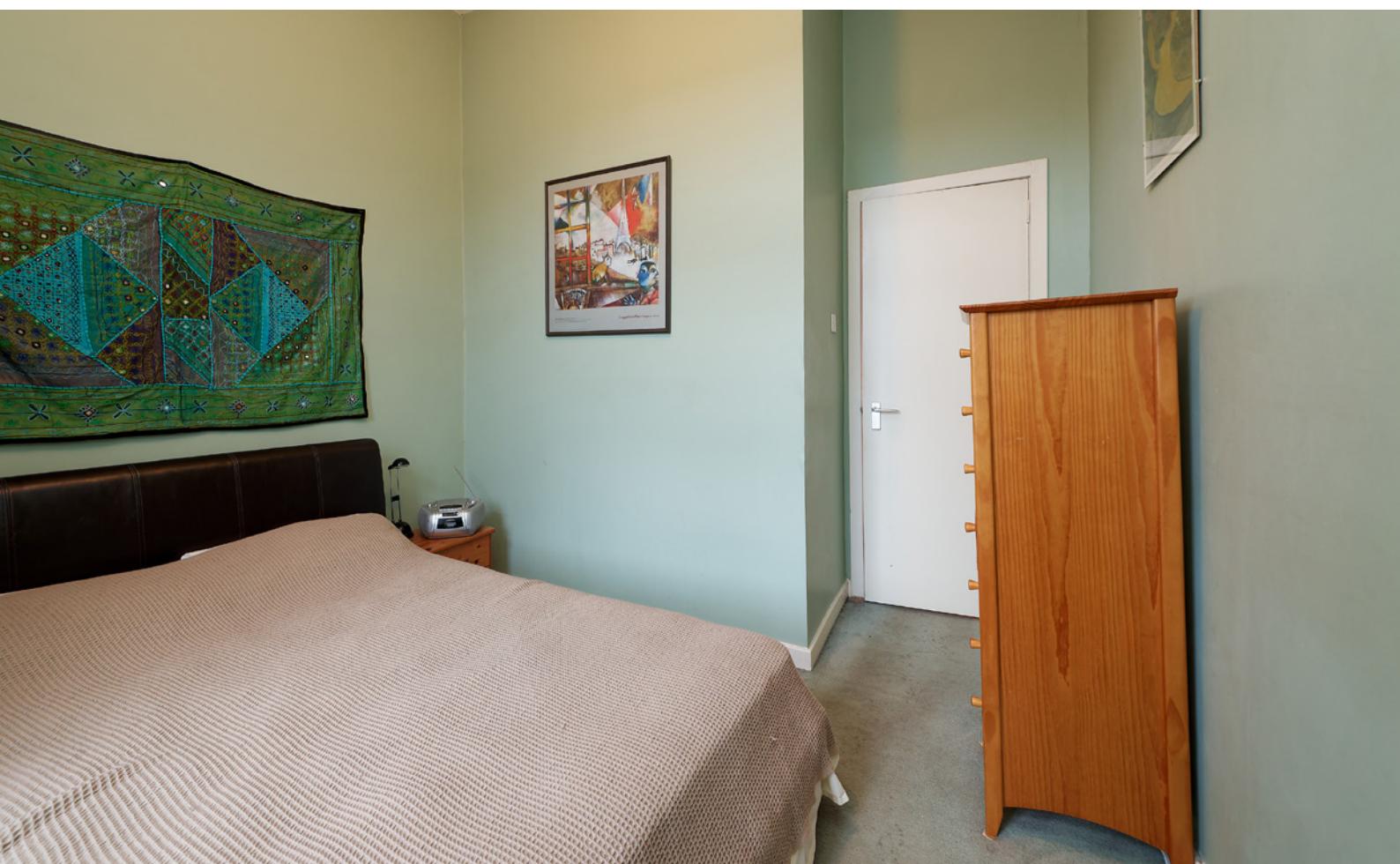


The two well-proportioned bedrooms are bright and airy with a range of furniture configurations and space provided for additional free-standing furniture if required. The shower-room. completes the impressive accommodation internally.

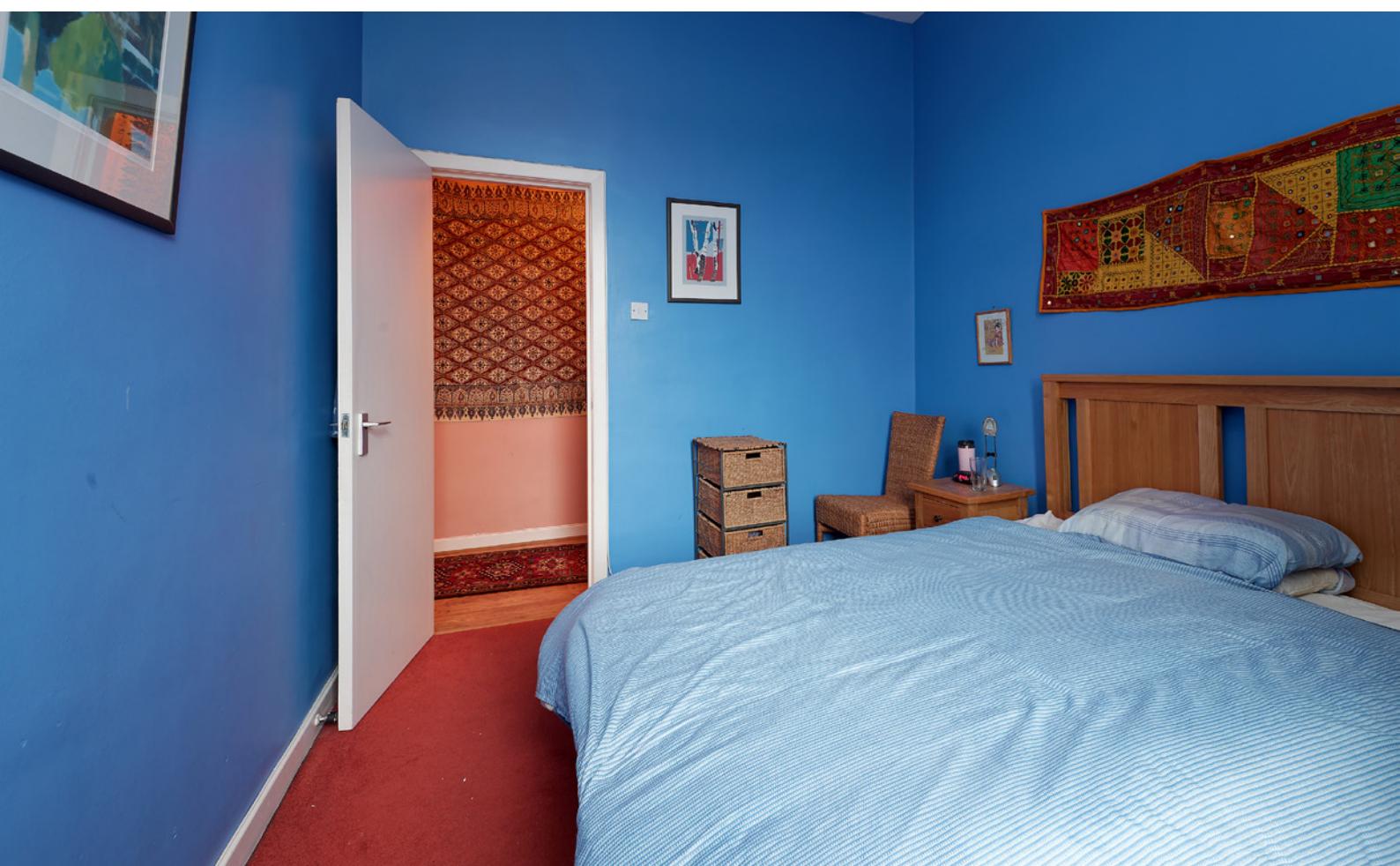
THE SHOWER ROOM



BEDROOM 1

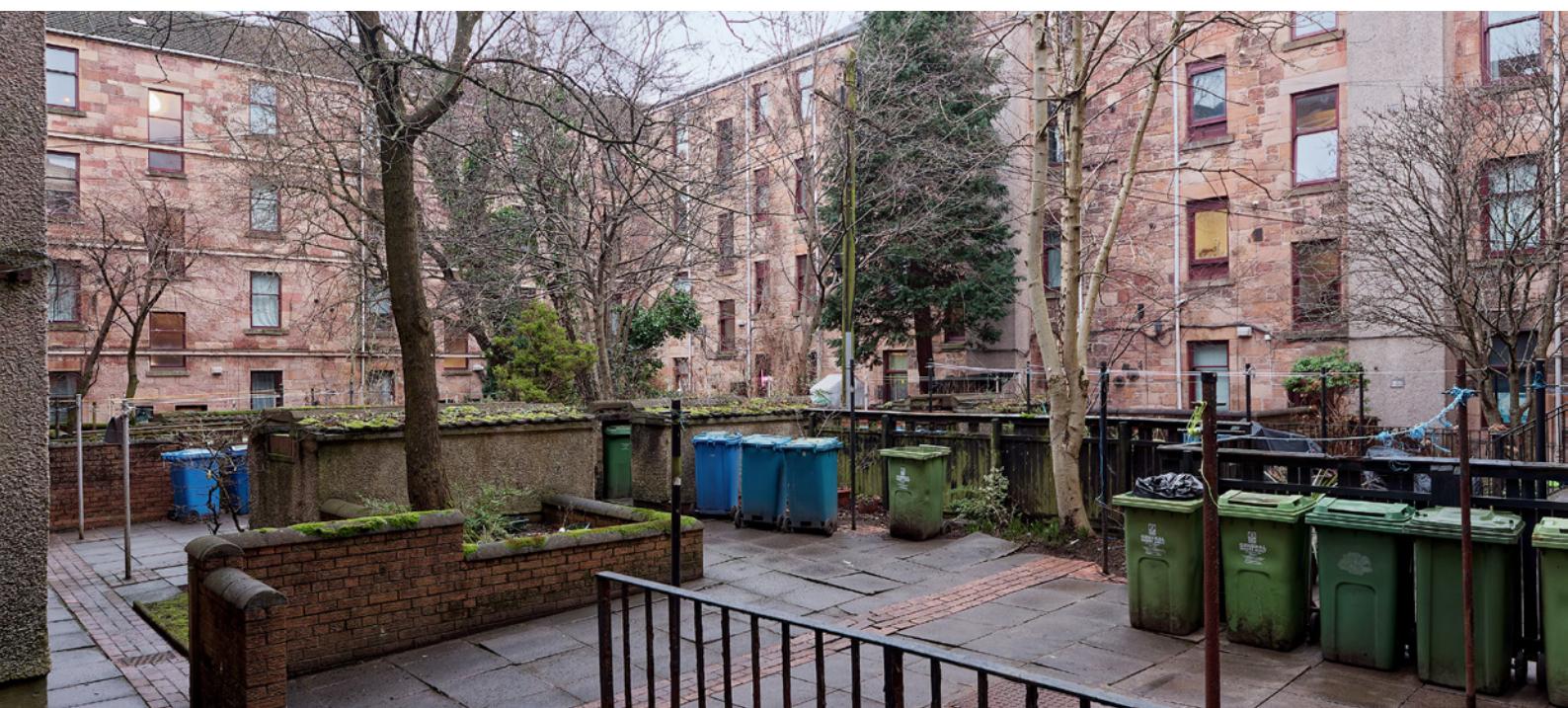


BEDROOM 2

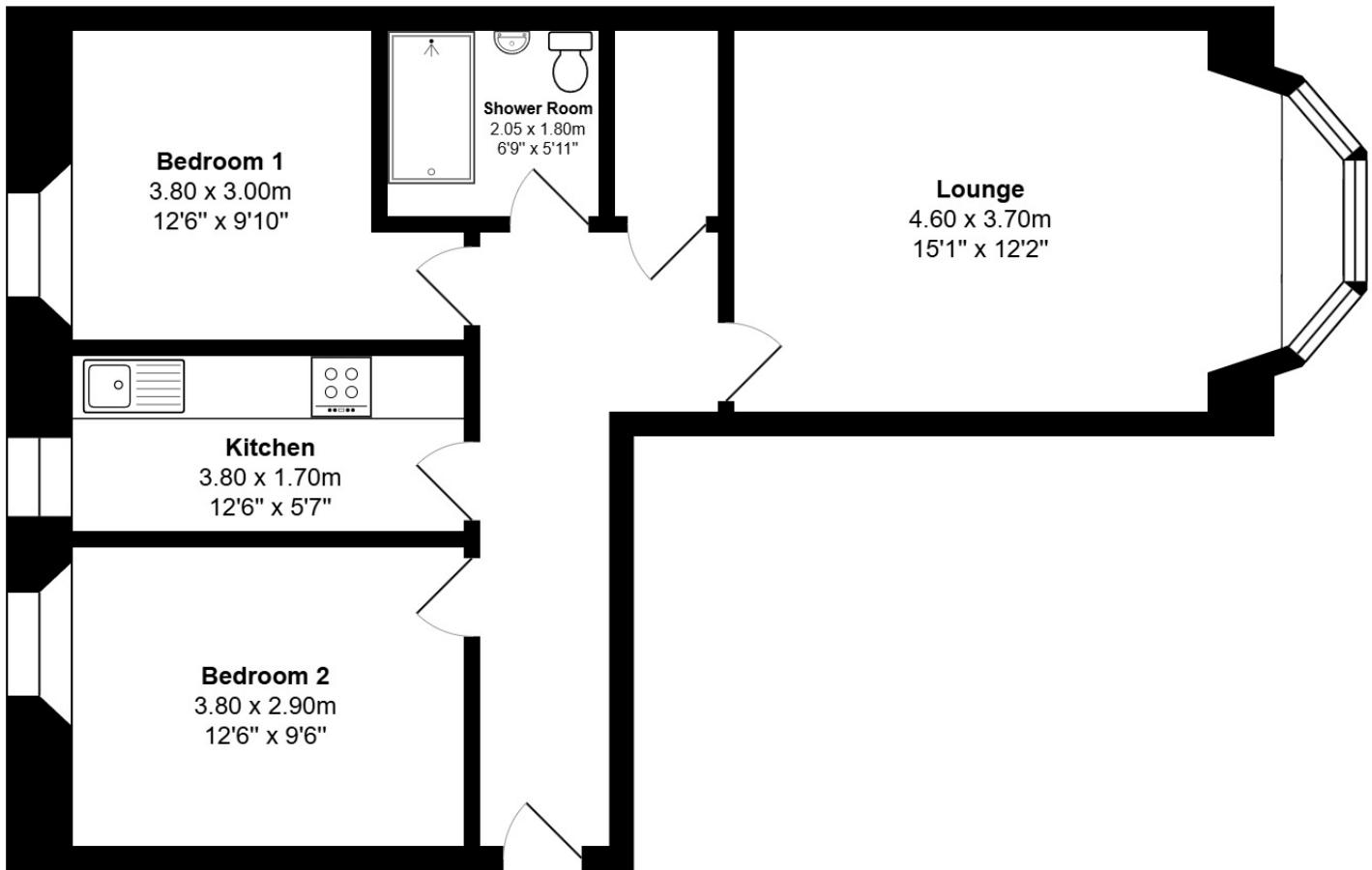


The home is further complemented by double glazing, on-street parking and communal garden grounds.

EXTERNALS

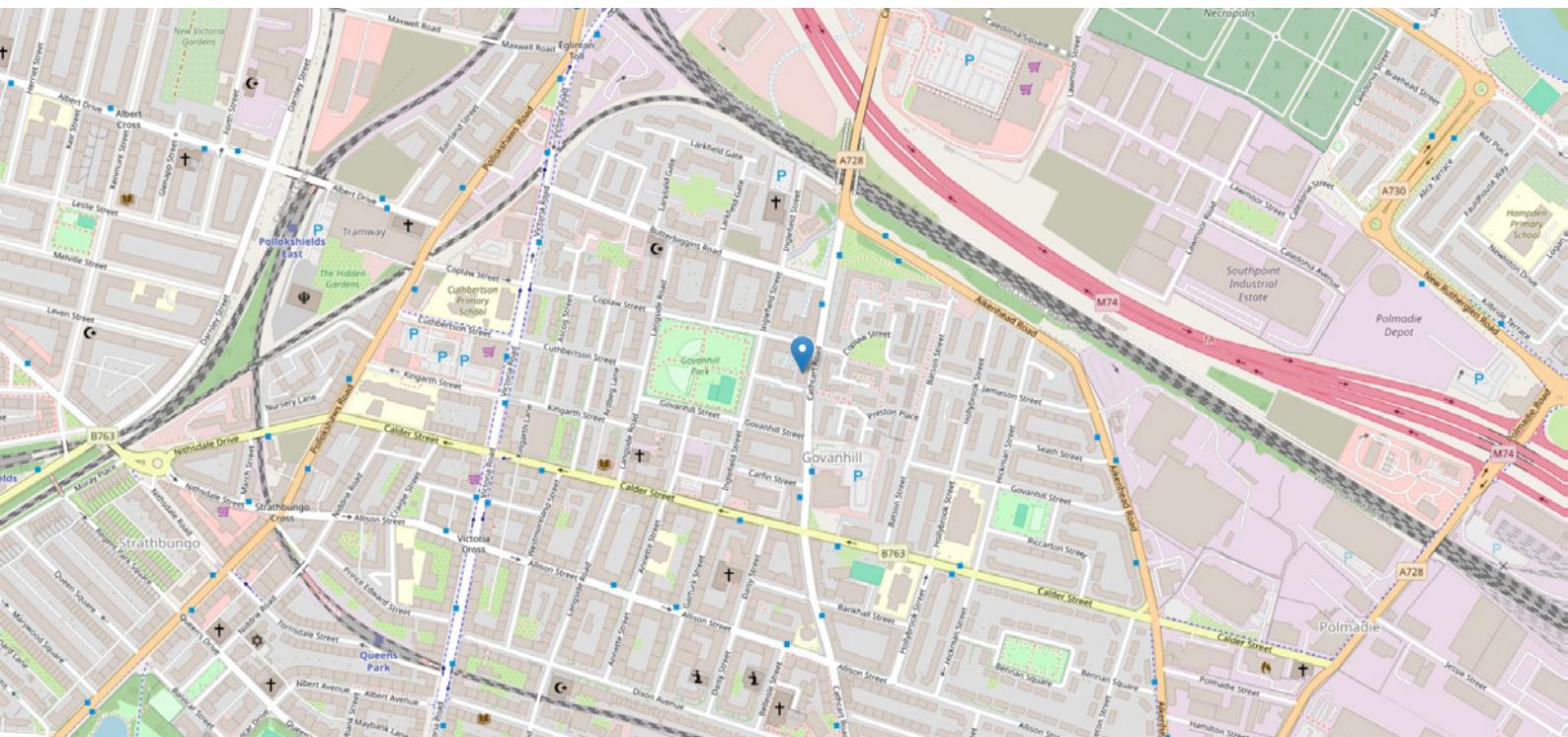


FLOOR PLAN & DIMENSIONS



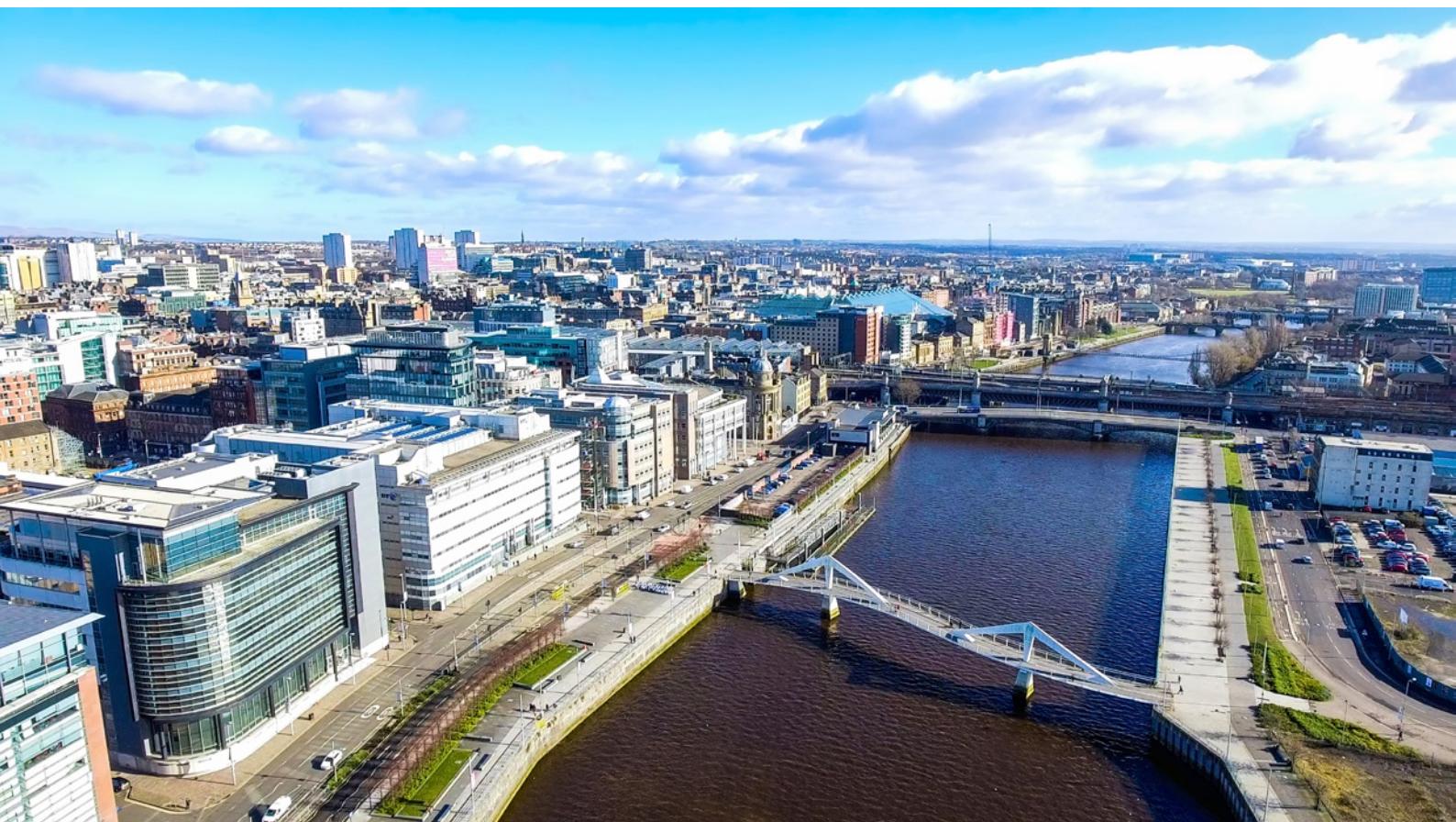
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m² | EPC Rating: E



THE LOCATION

This spacious apartment sits in one of Glasgow's most sought-after Southside neighbourhoods, perfectly positioned just 1.5 miles from the city centre. The area boasts outstanding transport links, with Queens Park Railway Station (0.4 miles) offering swift 10-minute connections to Glasgow Central, while frequent bus services along Victoria Road provide easy access across the city. Families will appreciate the proximity to highly regarded schools like St Bride's Primary and Holyrood Secondary, alongside the green expanse of Queens Park, ideal for leisurely walks and outdoor activities.





The vibrant local scene shines along Victoria Road, just a 5-minute stroll away, where you'll find a mix of independent cafes, boutique shops, and supermarkets like Lidl and Tesco. Culture lovers are minutes from the Tramway Theatre and The Glad Café, while Shawlands Arcade offers further shopping and dining options. For sports and fitness, Glasgow Club Pollokshaws leisure centre and the scenic Cathkin Braes Country Park are easily accessible.

Blending city convenience with a tight-knit community feel, this location is perfect for professionals, families, and first-time buyers alike. With excellent schools, transport, and amenities all on your doorstep, 3/1, 25 Preston Street delivers the best of Glasgow living – all within a quiet, residential setting.



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