

# 1/2, 22 Moness Drive

MOSSPARK, GLASGOW, G52 1HB



*Rarely available two/three bed sandstone apartment, set in the ever-popular locale of MossPark, spacious accommodation, quiet leafy residential setting, original period features intact*



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We are delighted to bring to the market this rarely available two/three-bed sandstone apartment. Set in the ever-popular locale of Mosspark, Glasgow. The beautiful low-rise period apartment benefits from a preferred first-floor position and is sure to appeal to a wide swathe of buyers.

# THE LOUNGE



The accommodation consists of a spacious and immediately impressive lounge with windows that flood the room with natural light and help create a very relaxing space. The focal point of the room is the open fireplace, which presents a perfect opportunity for a log burner. The space easily affords space for a small dining table if required.

# THE KITCHEN

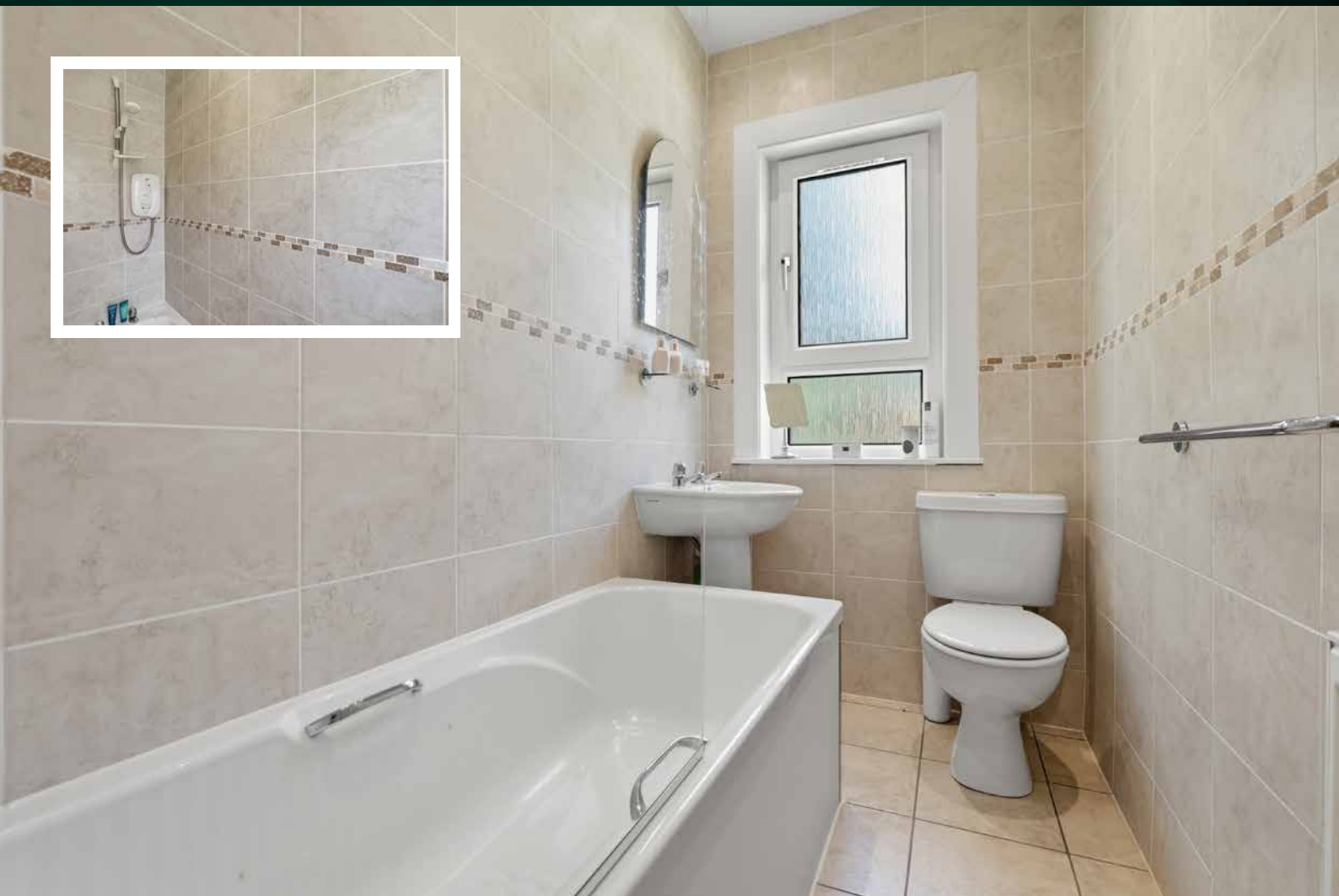


The kitchen is finished in a stylish range of white units, with an integrated electric oven, hob, and fridge freezer with ample space for the freestanding washing machine. Freestanding appliances and some furniture items may be available by separate negotiation.

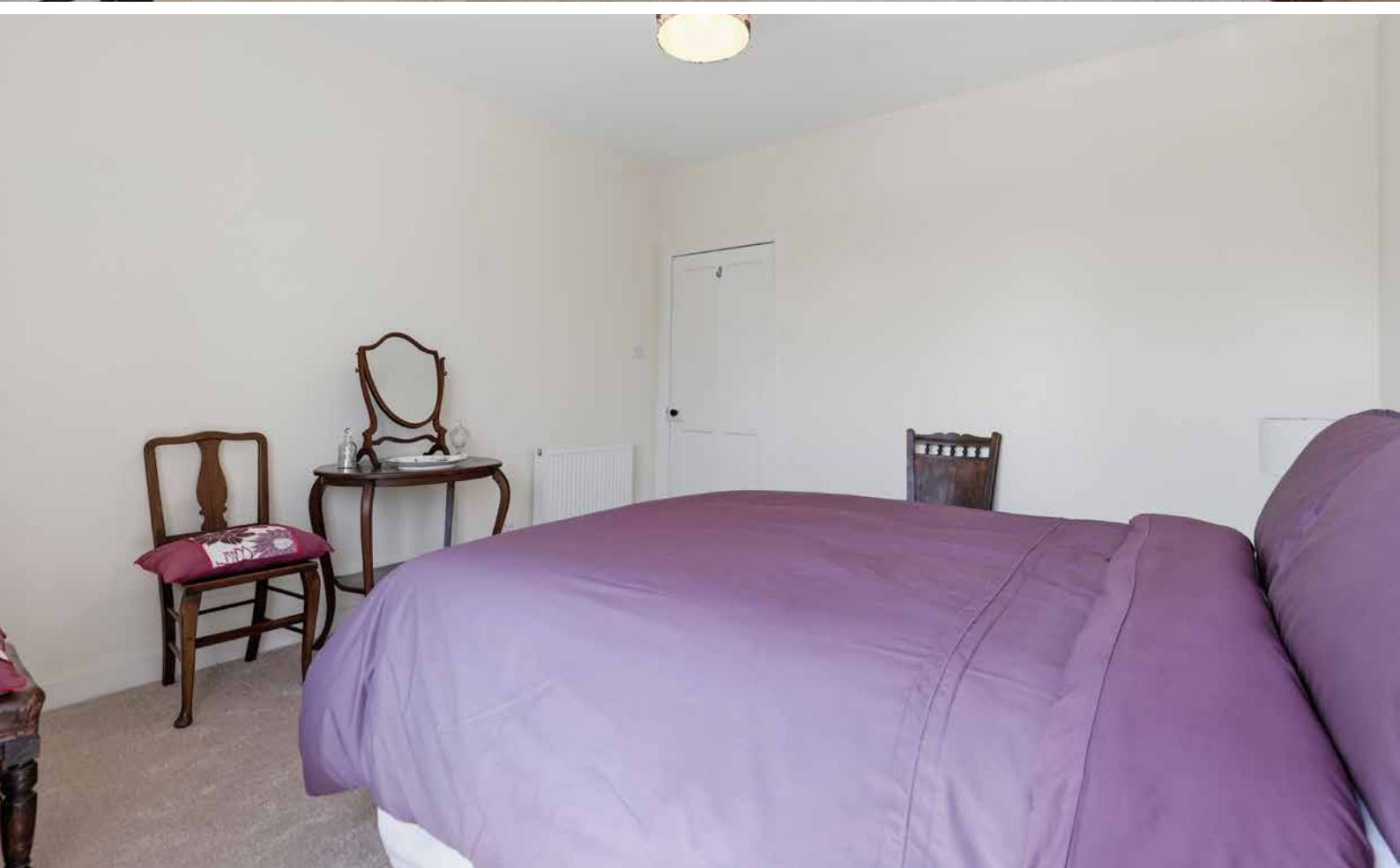


There are two and potentially three good-sized bedrooms in this lovely apartment, all with ample space for free-standing furniture. The formal dining room is a great size and could offer the opportunity for a third bedroom or indeed to open up the space from the kitchen to create a fantastic open-plan kitchen diner. The bathroom contains a white three-piece suite, including an electric shower over the bath.

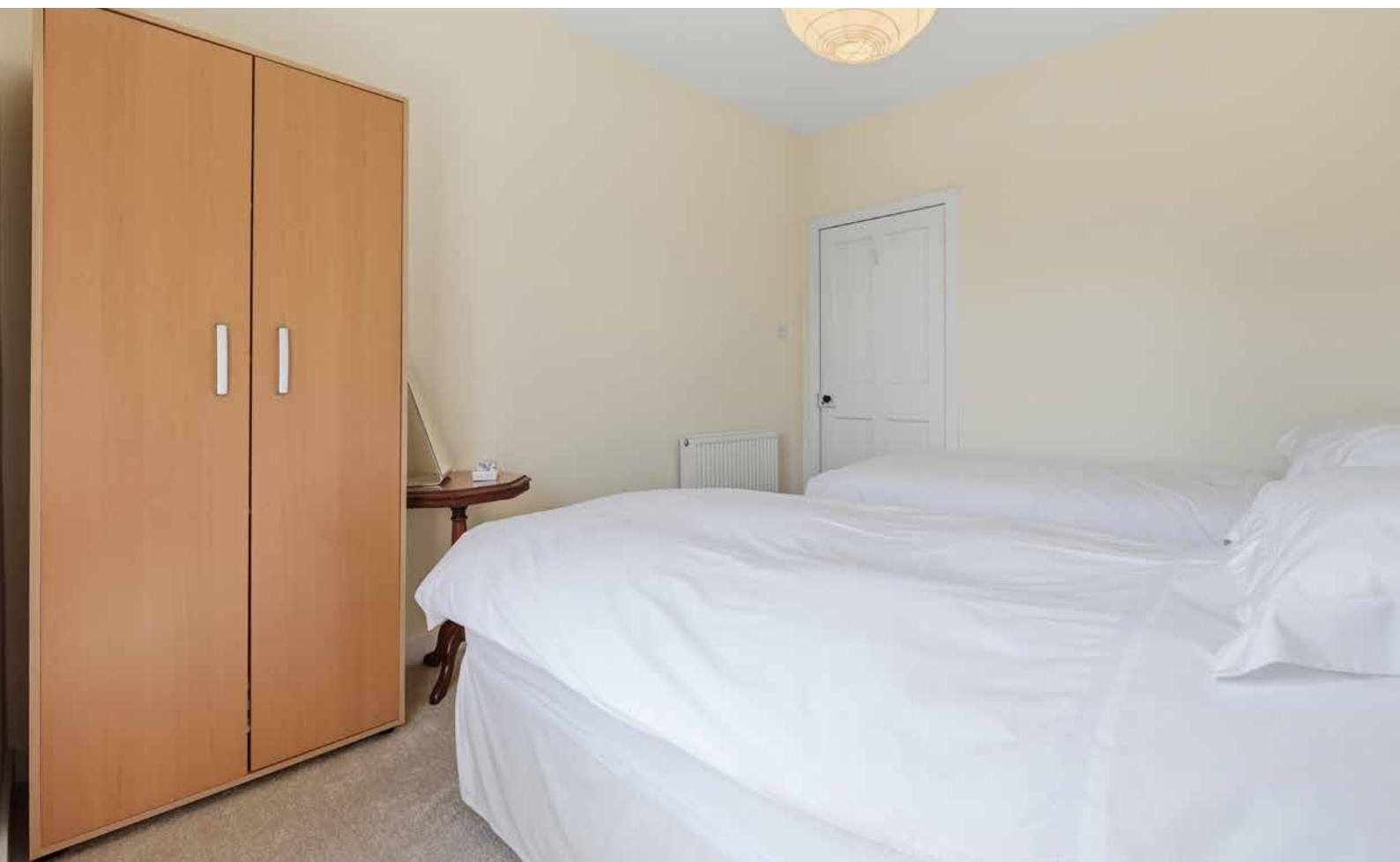
## THE BATHROOM



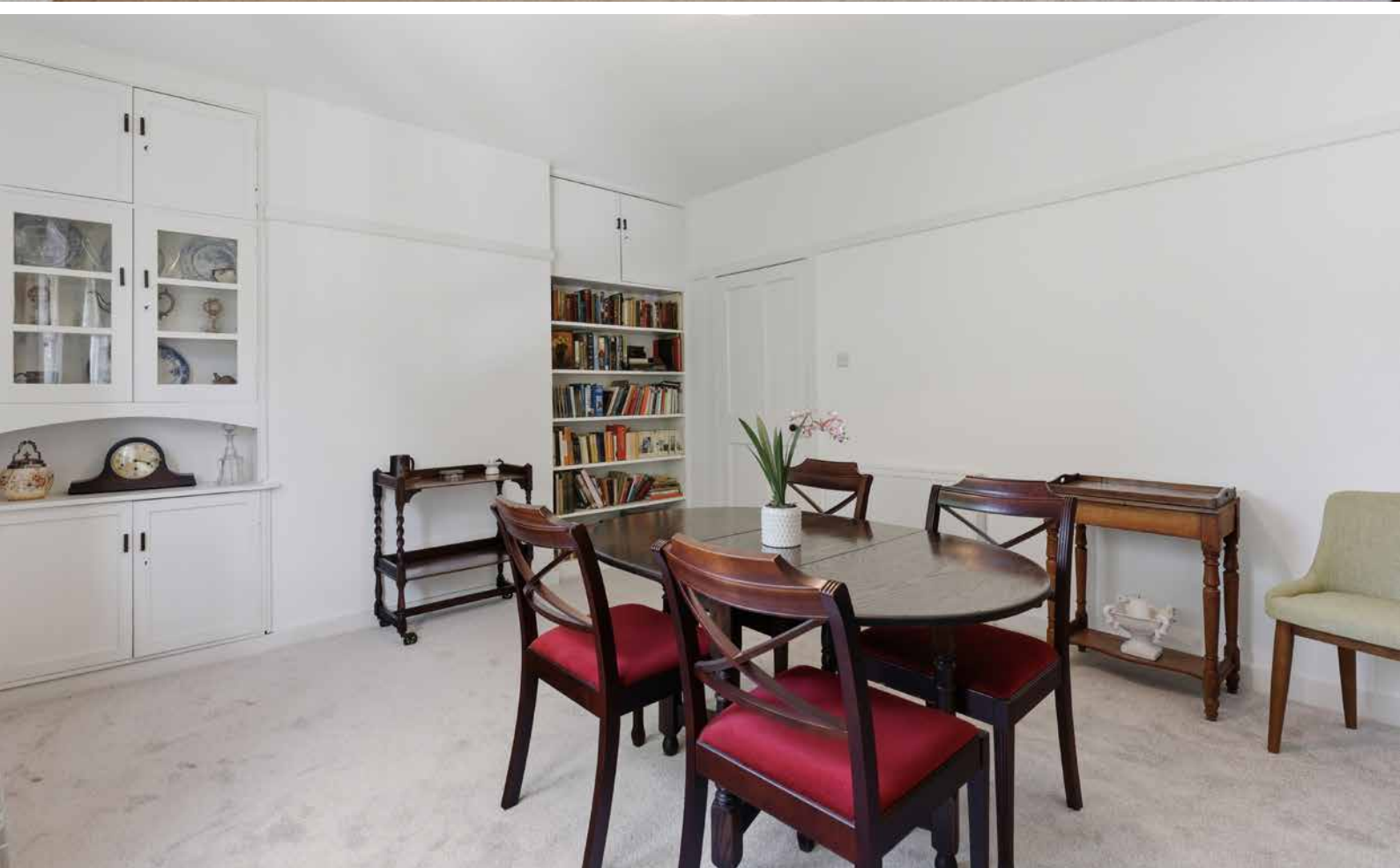
# BEDROOM 1



# BEDROOM 2



# BEDROOM 3 / DINING ROOM



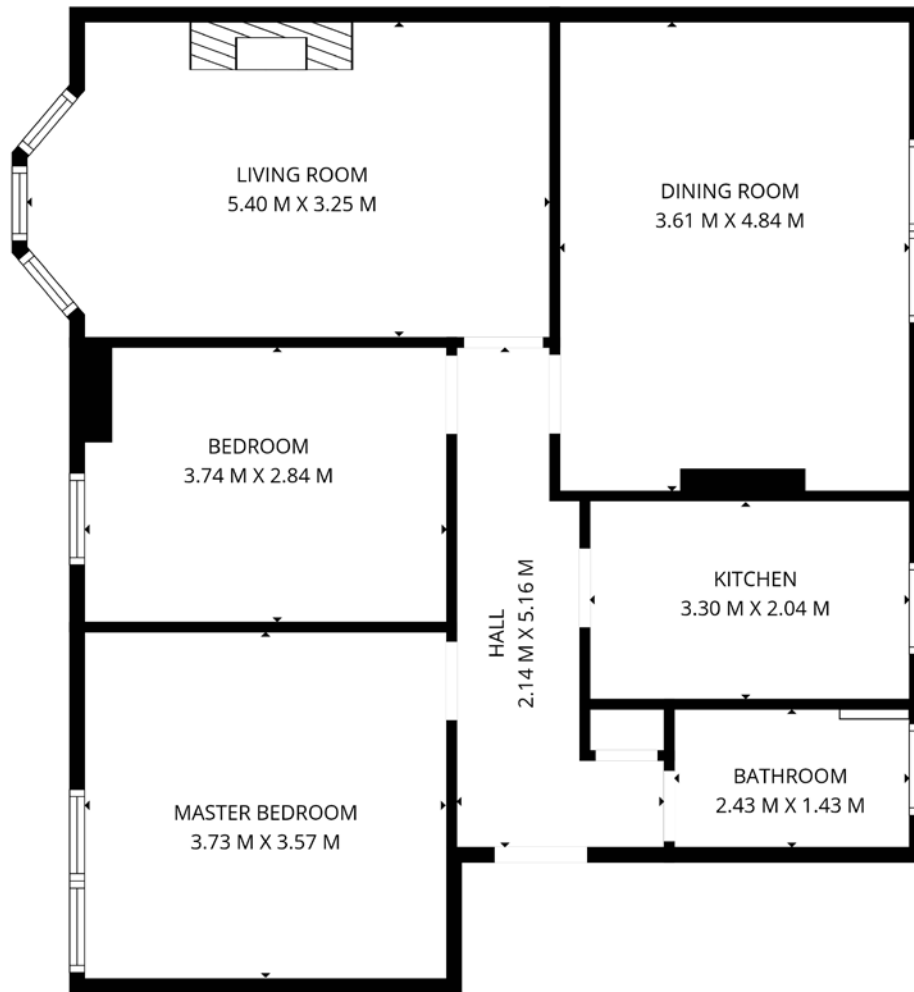
The apartment is kept warm and comfortable with double glazing and gas central heating. Residents' parking is on-street, adjacent to the apartment. Well-maintained gardens with communal space to the rear frame the property beautifully.

Early viewing is advised to anyone seeking a quality home, set on a preferred first-floor position, within a great community and quiet residential location.

# EXTERNALS

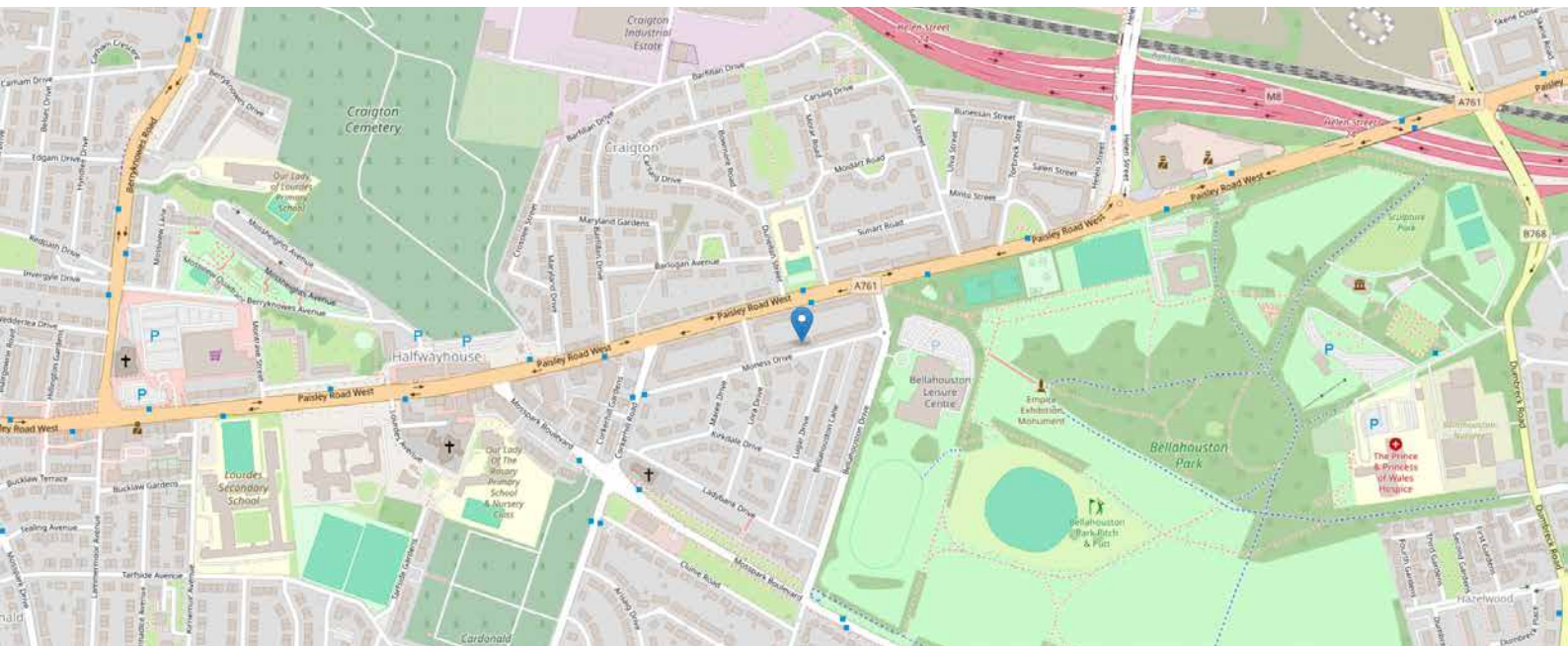


# FLOOR PLAN & DIMENSIONS



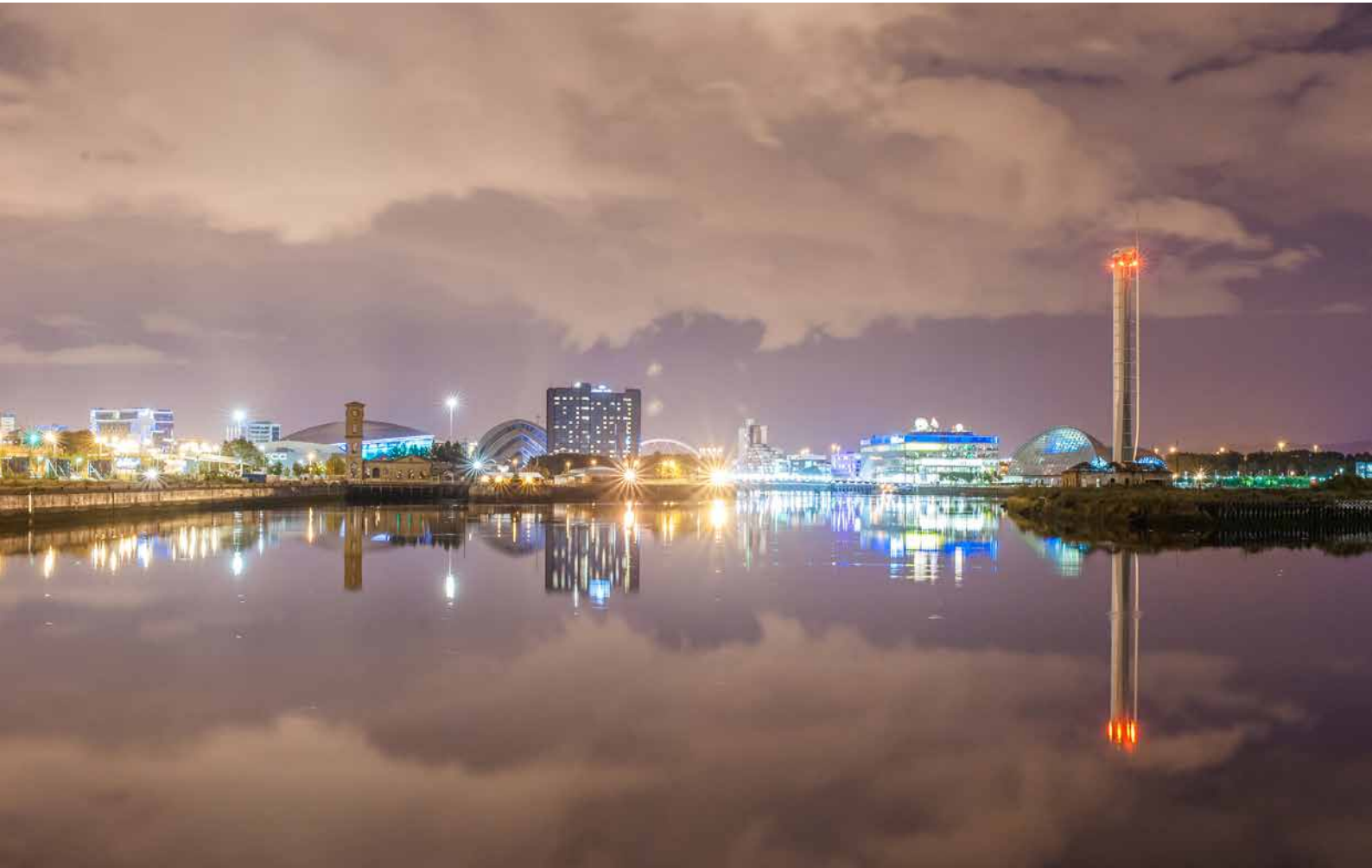
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: C



# THE LOCATION

The property is located in the ever-popular area of Mosspark, on the south side of Glasgow. Nearby Bellahouston Park provides a number of leisure and cultural pursuits, including the Bellahouston Sports Centre and Glasgow Ski Centre (artificial slope).





Extending to approximately 180 acres, the park is perfect for running, cycling or simply enjoying a leisurely stroll. In addition to its proximity to local shops and supermarkets, Silverburn and Braehead Shopping Centres are close by and offer a wide range of high street and designer branded stores. In addition to offering easy access into Glasgow City Centre, via the M8, which is less than five minutes away, the property is ideally located for travel around the south side of the city, with Paisley Road West, Pollokshields and Shawlands all easily accessible.



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