

FREEHOLD





Flat - Purpose Built (EPC Rating: C)

0/2, 1 MAXWELL LANE, GLASGOW, G41 5DW

Fixed asking price

£175,000

FEATURES

- Private allocated parking
- Flexible living arrangements
- Bright dining and kitchen area with breakfast bar
- Close to Shawlands and Strathbungo's cafes, bars and independent shops

2 2 1 C

ROSLEA PROPERTIES

2 Bedroom Flat - Purpose Built located in Glasgow

This vibrant two-bedroom ground floor flat on Maxwell Lane offers characterful, move in ready living in one of Glasgow's most popular Southside spots, complete with private parking.

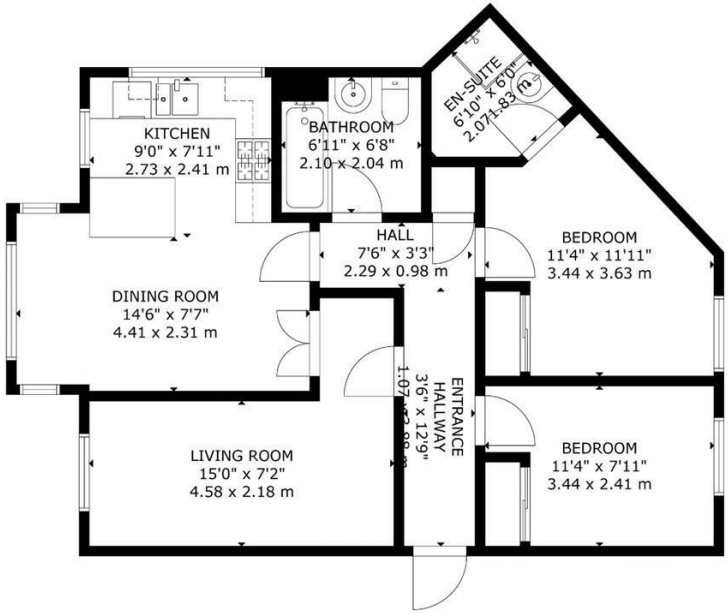
Inside, the flat has been finished with real personality throughout, blending bold decorative touches with warm wood effect flooring and plenty of natural light. The open-plan living, dining and kitchen area is the heart of the home, with a breakfast bar for casual dining and a well-equipped kitchen featuring an integrated oven, gas hob and washing machine. Two well proportioned bedrooms offer flexible space for a growing household, guests, or a home office, while the bathrooms are neatly tiled and finished with contemporary fittings.

The flat sits within a well-kept brick-built block, set among neat lawns and mature trees, with allocated parking. EPC rating: C (75) – a strong energy efficiency rating for a flat of this type.

Maxwell Lane enjoys an excellent Southside location close to Queen's Park, Shawlands and Strathbungo, known for their cafes, bars, independent shops and strong community feel. Queen's Park itself is a short stroll away, offering gardens, a boating pond, tennis courts and skyline views over the city. For commuters, nearby Shields Road subway station provides connections to the city centre and the West End. Pollokshields East train station is also within walking distance. There are excellent bus links along Pollokshaws Road and easy motorway access via the M77/ M8.

A stylish, well-connected home in a thriving part of the city – early viewing is highly recommended.

ROSLEA
PROPERTIES



GROSS INTERNAL AREA
TOTAL: 66 m²/715 sq ft
FLOOR 1: 66 m²/715 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

FLOOR 1

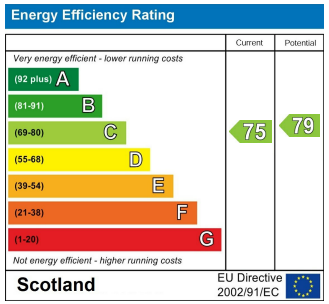
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

ROSLEA
PROPERTIES