

cruive
ESTATE AGENTS

OFFERS OVER

£235,000

Leslie Street, Pollokshields
Glasgow, G41 2LQ

PROPERTY SUMMARY

Situated within the prestigious and leafy locale of Pollokshields is this attractive, fully refurbished, traditional, two-bedroom, top floor flat. Forming part of a handsome, blonde sandstone tenement, this beautifully presented, apartment with a wealth of period features offers bright and spacious accommodation, in the heart of a thriving neighbourhood closely situated to a plethora of excellent restaurants, bars, and cafes.

The well-appointed accommodation comprises; entrance vestibule with storm doors leading to a half glazed internal door, broad and welcoming reception hallway with useful cloaks storage, and substantial, front facing lounge with stunning cornice work, wood panelling, feature fireplace, and decorative shelving.

The generously proportioned accommodation continues with two, double bedrooms one of which has fitted storage, the other with feature fireplace, modern, three-piece bathroom with electric over-bath shower, and newly fitted, stylish, dining size kitchen with oven, hob, hood, and fridge/freezer.

This lovely period home further benefits from gas central heating, double glazing, secure entry system, and communal gardens to the rear.

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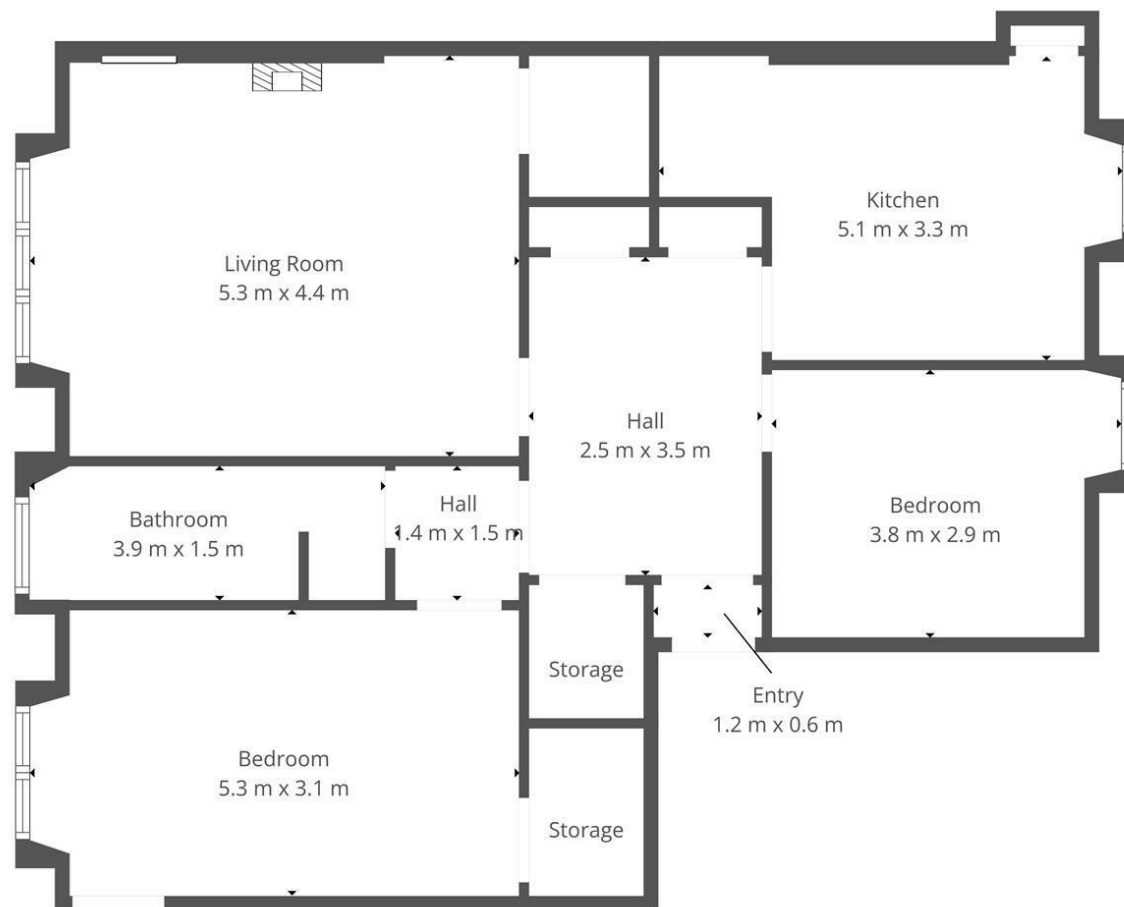
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This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

Glasgow

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements



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OFFICE DETAILS

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