



Minard Road | | Glasgow | G41 2HN

Offers Over £175,000

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ESTATE AGENTS

Moving Estate Agents are delighted to welcome Minard Road to the market.

This is a well-upgraded two-bedroom first-floor flat in a prime position in a desirable residential area in the heart of Shawlands.

Property Description

Situated on Minard Road close to Shawlands Cross, the property has an open outlook to the front and sits within a traditional sandstone fronted tenement building. The apartment itself has been comprehensively upgraded and offers bright, well-appointed and generous accommodation whilst retaining its traditional character and charm.

The property is entered via a traditionally tiled shared entrance and stairwell, complete with a security-controlled entry system. The internal accommodation comprises a welcoming reception hallway providing access to all main apartments, and with good storage. To the front, there are two good-sized double bedrooms, the larger of which has a bay window, with original cornicing intact and a large walk-in storage cupboard off. To the rear, there is a kitchen/lounge with an outlook to the private rear residents' garden. The kitchen is fitted with a range of white floor and wall-mounted units, an integrated fridge, an electric oven and a washing machine, all complemented by attractive tiling and down lights. The bathroom incorporates a three-piece suite, including a shower over bath and attractive tiling. This delightful property is further complemented with a fresh and tasteful decorative theme, finished to a high standard, as well as a system of gas central heating and double-glazed window units to the front of the property with single-glazed glazed to the rear.

Externally, there are well-maintained residents' gardens located to the rear, complete with bin store and drying facilities.

This upgraded two-bedroom first floor apartment enjoys an exceptionally convenient location in the heart of Shawlands, close to Kilmarnock Road just moments from Queen's Park and Crossmyloof Rail Station. Shawlands remains one of Glasgow's most desirable residential districts, offering a unique blend of community charm and urban convenience. Excellent bus and rail links provide easy access to Glasgow city centre and beyond. This property is a fine example of a traditional tenement home, seamlessly combining period character with modern comfort in one of the South Side's most sought-after settings.

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.

