



The Location

GLASGOW, G41 2PF

This fantastic apartment is positioned within a very popular locale and within walking distance of Nithsdale Road, where thriving coffee shops, restaurants and delicatessens are all available. More extensive facilities can be found on Albert Drive or at the Morrison store at Crossmyloof and Victoria Road.

Recreational pursuits within the area are many and varied. Namely, Queens Park, Maxwell Park and Pollok Country Park where Pollok House and the world-famous Burrell Collection can be found, and also Bellahouston Ski and Sports Centre. Local schooling is available, at both primary and secondary level and there are a number of excellent private schools easily accessible within the area. Frequent public transport services provide rapid commuter access to the city centre, along with local railway stations all within a short stroll.



2/2 592 Pollokshaws Road

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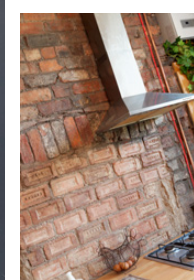
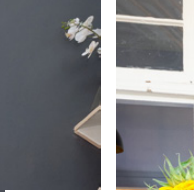
We are delighted to bring to the market this great one-bedroom apartment. Set in the heart of one of Glasgow's most popular southside areas. In terms of value for money and location, these apartments certainly tick the boxes. Given the ever-popular location and the bright and airy spacious layouts, it is clear to see they offer real value for money flexible living space.

The property is presented in great decorative order throughout, leaving the new owners nothing to do, except move in and start enjoying the fantastic accommodation on offer.

The accommodation consists of a very spacious and immediately impressive open plan lounge with large windows that flood the room with natural light. The focal point of the room is the log burner and the generous proportions allow ample space for a plethora of furniture layouts. The high ceilings, stripped floorboards, cornice detail, and tall skirtings have a timeless charm that point to an earlier era of real opulence when homes were built to a quality and standard and not just a budget.

The very stylish kitchen area is finished in neutral tones and includes a gas hob, electric oven, with space for an American style fridge freezer. The island unit is a real bonus and offers a great space to chill out and just grab a coffee and a read of a magazine. It has been designed for both style and functionality, and it is clear to see the open plan layout ensures the chef will never be far away from the party. The utility area is set slightly back from the main kitchen and offers space for the washing machine and storage.





The double bedroom is bright and spacious with ample space for free-standing furniture and stripped floorboards.

Finally, the property is completed by the stylish bathroom which is very contemporary and is finished with a white three-piece suite with a roll-top bath and stylish tiling to the walls.

The apartment is kept warm, comfortable and secure courtesy of the double glazing, central heating and secure entry system. Parking is on-street.

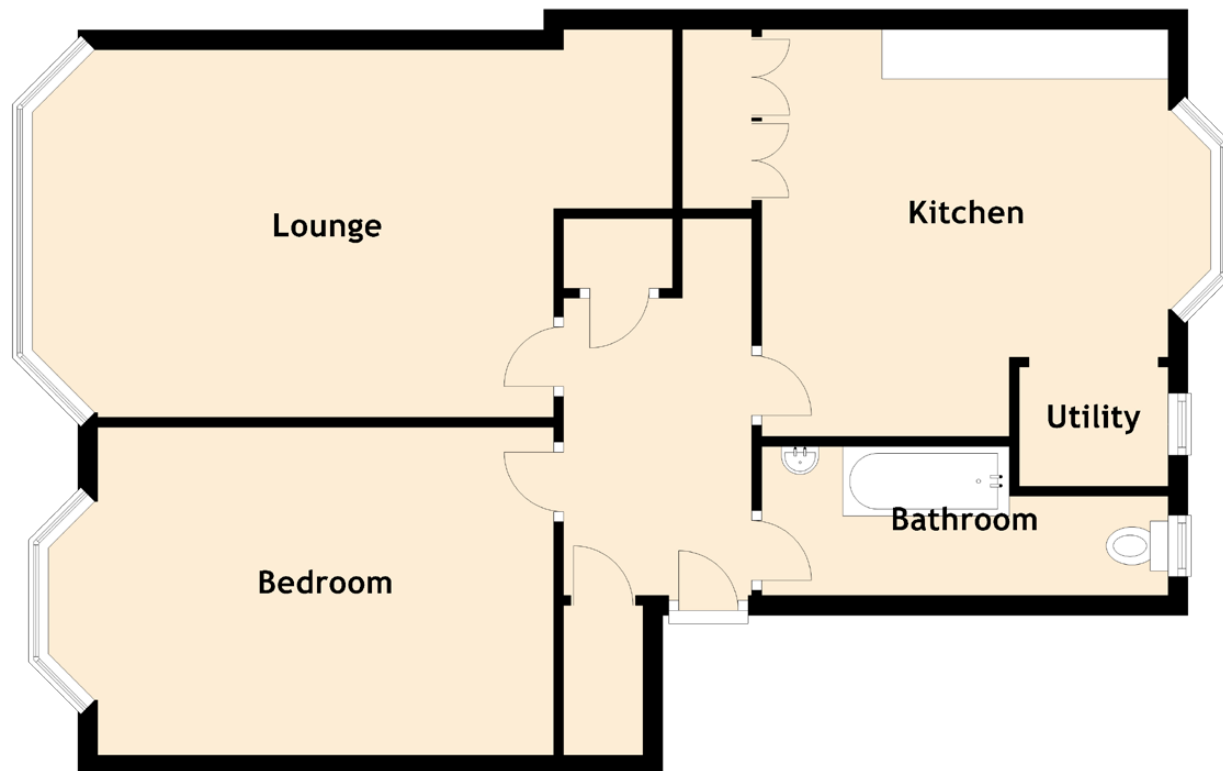
Early viewing is strongly advised for first time buyers, young couples or a Buy-To-Let investor looking for a great apartment offering excellent value for money and set in one of Glasgow's most popular southside areas.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19') x 3.70m (12'2")
Kitchen	4.10m (13'5") x 4.10m (13'5")
Utility	1.50m (4'11") x 1.20m (3'11")
Bedroom	4.60m (15'1") x 3.30m (10'10")
Bathroom	4.10m (13'5") x 1.50m (4'11")

Gross internal floor area (m²): 79m²

EPC Rating: C

Extras (Included in the sale): Freestanding
appliances may be available by separate negotiation.

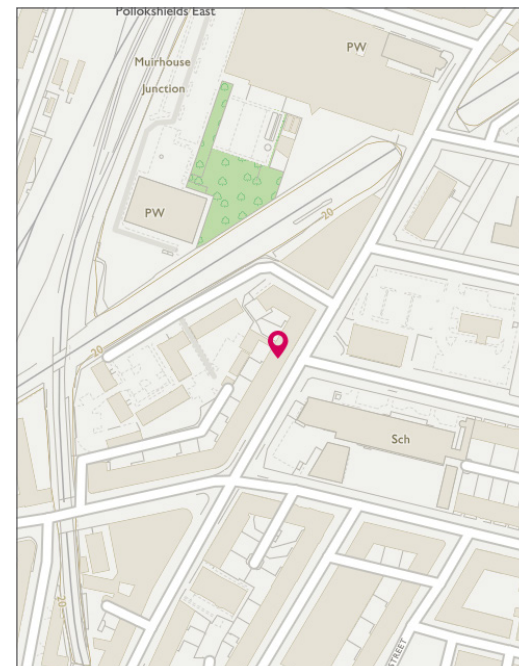


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