

# 1/2 81 Minard Road

GLASGOW, G41 2EJ



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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Situated in one of the south-side's most sought-after locations, 81 Minard Road presents a rare opportunity to acquire a beautifully appointed first-floor flat that seamlessly combines traditional charm with contemporary luxury.

The property is introduced by an impressive reception hallway, leading to a stunning



bay-windowed lounge that offers ample space and natural light. The modern dining-sized kitchen is equipped to a high standard, providing an ideal setting for entertaining. The accommodation includes two generously proportioned double bedrooms, with the master bedroom offering further elegance and comfort. A well-appointed bathroom adds to the property's appeal.









**Master Bedroom**





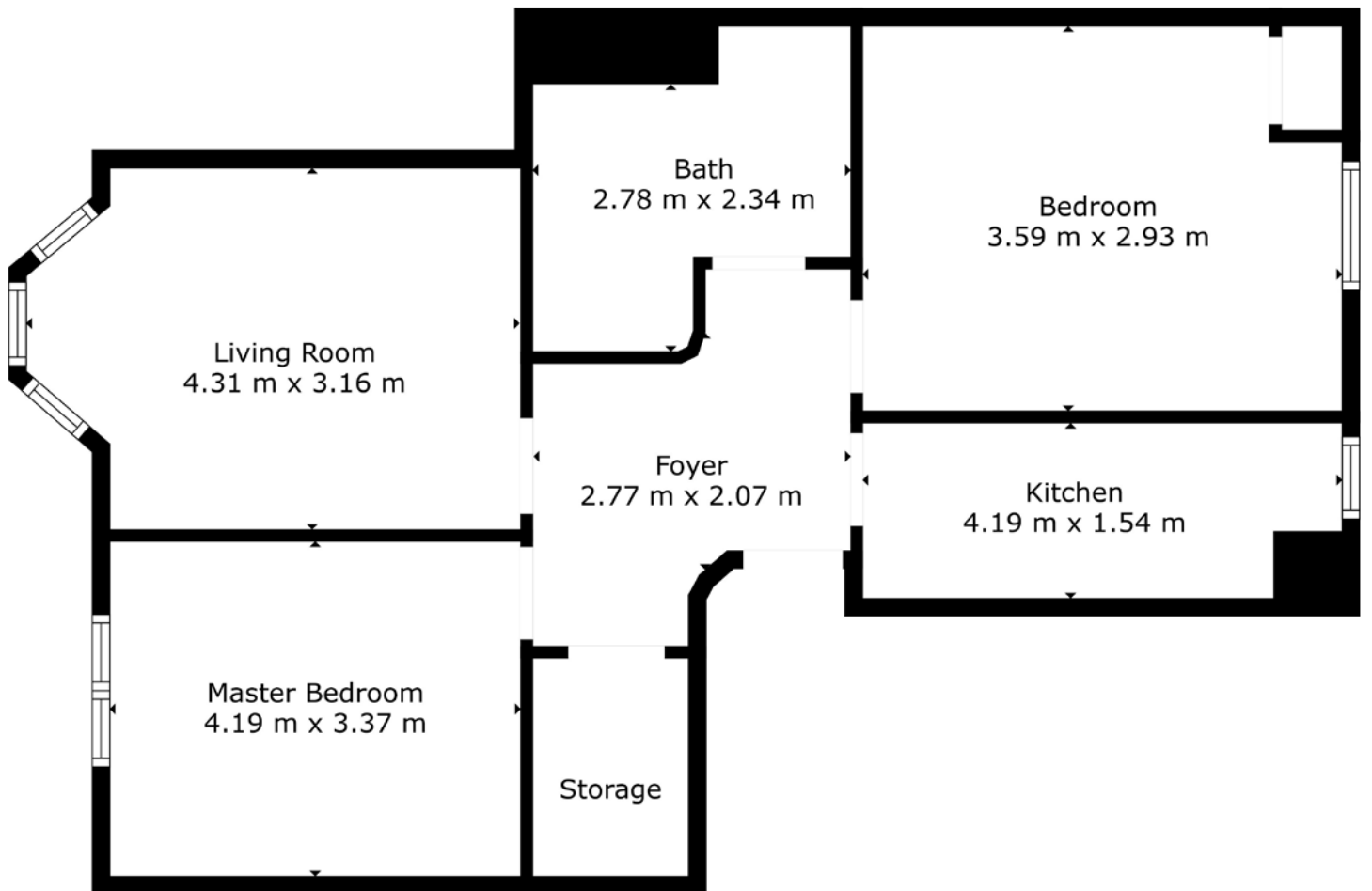


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £4000

## Floor Plan





Additional features include double glazing, gas central heating, secure entry, a private front garden, and access to well-maintained communal rear gardens. This is a truly outstanding property, both inside and out, and early viewing is highly recommended.







QUEEN'S PARK

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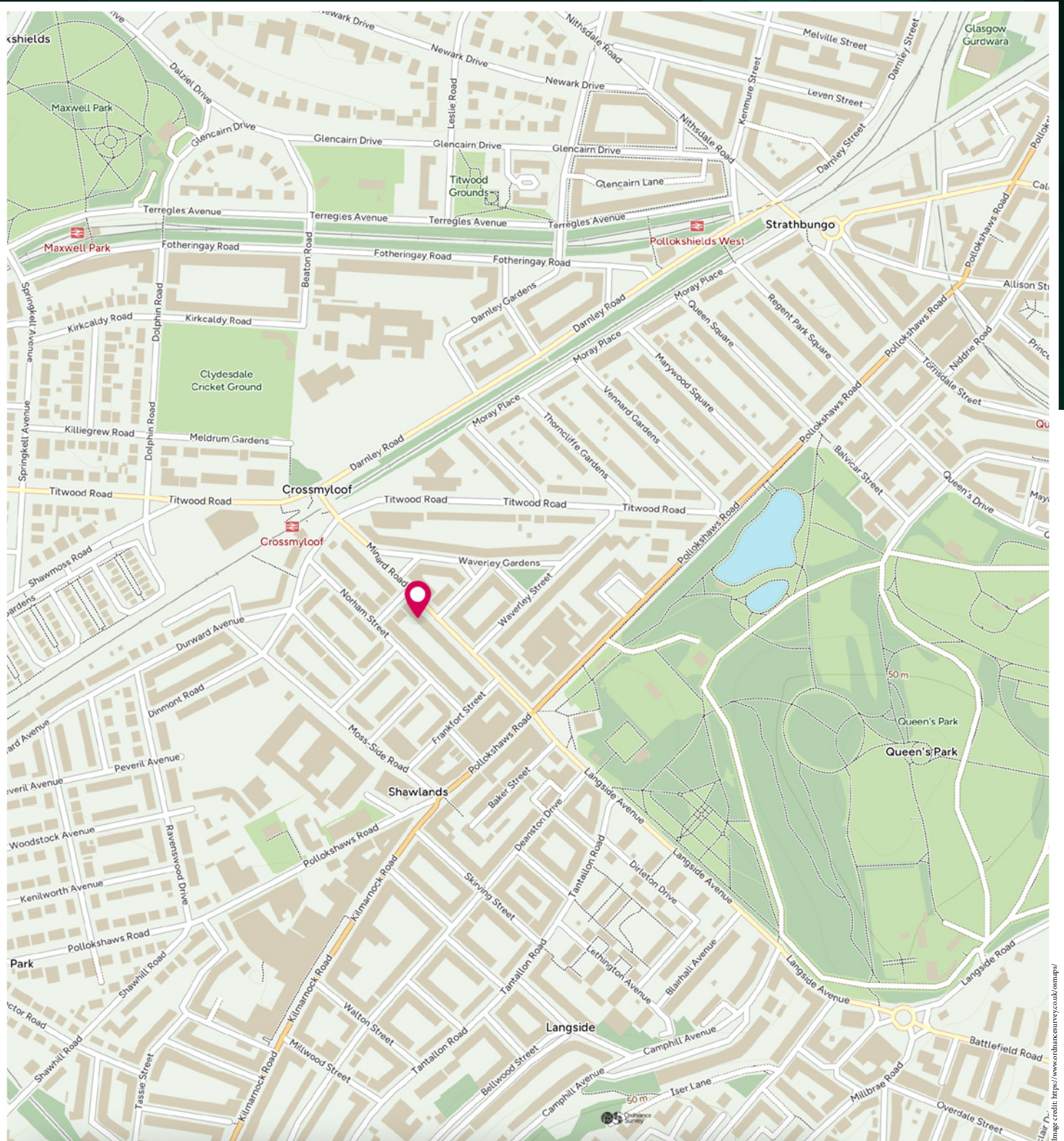
This area boasts a lively and welcoming atmosphere, with a strong sense of community fostered by local events and gatherings. The property benefits from excellent transport links, with nearby train stations and well-served bus routes providing quick and easy access to Glasgow city centre and beyond. Residents can enjoy various amenities, including popular bars, restaurants, and delicatessens. At the same time, the bustling Shawlands area, just a short walk away, offers independent shops, cafes, and a farmers' market. The proximity to beautiful green spaces like Queen's Park and Pollok Country Park is ideal for those who appreciate outdoor activities. The flat itself blends traditional charm with modern comforts, offering a unique living experience in a neighbourhood known for its stunning Victorian and Edwardian architecture. Families will benefit from the area's highly regarded schools, nurseries, and after-school programs, ensuring access to quality education.

Furthermore, the south side of Glasgow is a highly desirable area with strong property value growth, making this location not only a wonderful place to live but also a sound investment. The rich cultural offerings, including art galleries, music venues, and theatres, along with community services such as healthcare facilities and fitness centres, further enhance the quality of life at 81 Minard Road.

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## The Location





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THE SUNDAY TIMES  
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Text and description  
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