



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**3/3 356 Pollockshaws Road**

GLASGOW, G41 1QS





# Glasgow

## G41 1QS

The local area is well served by way of recreational pursuits, namely at Queens Park, where nature walks and trails can be enjoyed. In addition, the park offers all-weather football pitches and tennis courts along with the Glass House and fortnightly farmers market.

Pollokshaws Road itself is an ideal place for a range of local amenities including many thriving coffee shops, bars, delicatessens and restaurants.

The property enjoys close proximity to both primary and secondary schooling of the highest regard. The area benefits from frequent bus, rail (five-minute stroll) and underground services connecting Strathbungo with Glasgow City Centre and other surrounding areas.

Access to the M8, M74 and M77 motorway networks can be found within a five-minute drive.



# Pollockshaws Road

This superb third floor apartment was meticulously designed by Westpoint Homes (Circa 2009) to create a spacious, low-maintenance, design-led property that oozes modern urban living. It further benefits from a bright southerly aspect and private secure parking. It has been cared for by the current owner would make an excellent first time buy or sound buy to let investment.

This is the perfect apartment for entertaining - the open-plan kitchen extends into the living space, ensuring that the chef is never far away from the party. The kitchen is a feast of modern, minimalistic chic, with streamlined work surfaces over contemporary doors, with an integrated oven, gas hob, extractor hood and a fridge/freezer - meaning it's equipped for convenience and functionality. The extensive glazing and the two Juliette balconies in this zone make the most of the natural light to create a modern and contemporary ambience. Tremendous views are available of the surrounding area and there is ample space for a dining table and chairs for more informal dining with friends and family. Clear, crisp and contemporary styling continues into the two bedrooms. The master has a range of fitted wardrobes and a cleverly designed en-suite bathroom. The sleek main shower room exudes luxury, with a walk-in cubicle, that includes stylish tiling.

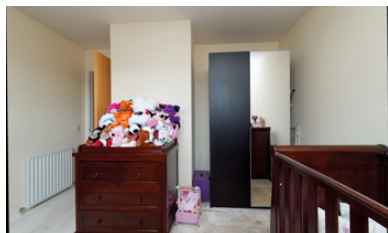
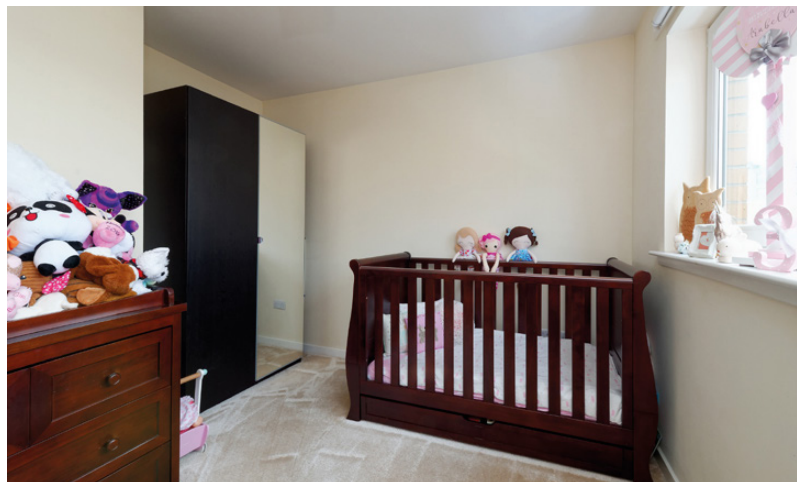
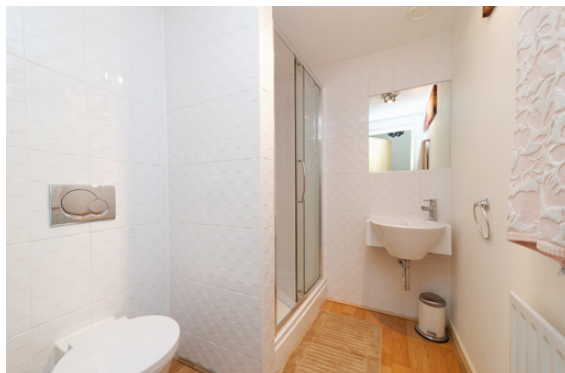
Storage is a necessity in modern living and the apartment has generous integral storage in the master bedroom as well as two cupboards in the hallway. One of these houses the washer/dryer. The property is serviced by gas central heating (boiler servicing contract in place) and benefits from double glazing. Residents can also enjoy further peace of mind with a security door entry handset and an elevator to all floors.

Externally, there is a well-maintained communal garden, which is accessible from the first floor. There is also the added luxury of an allocated residents parking space which is protected by CCTV.

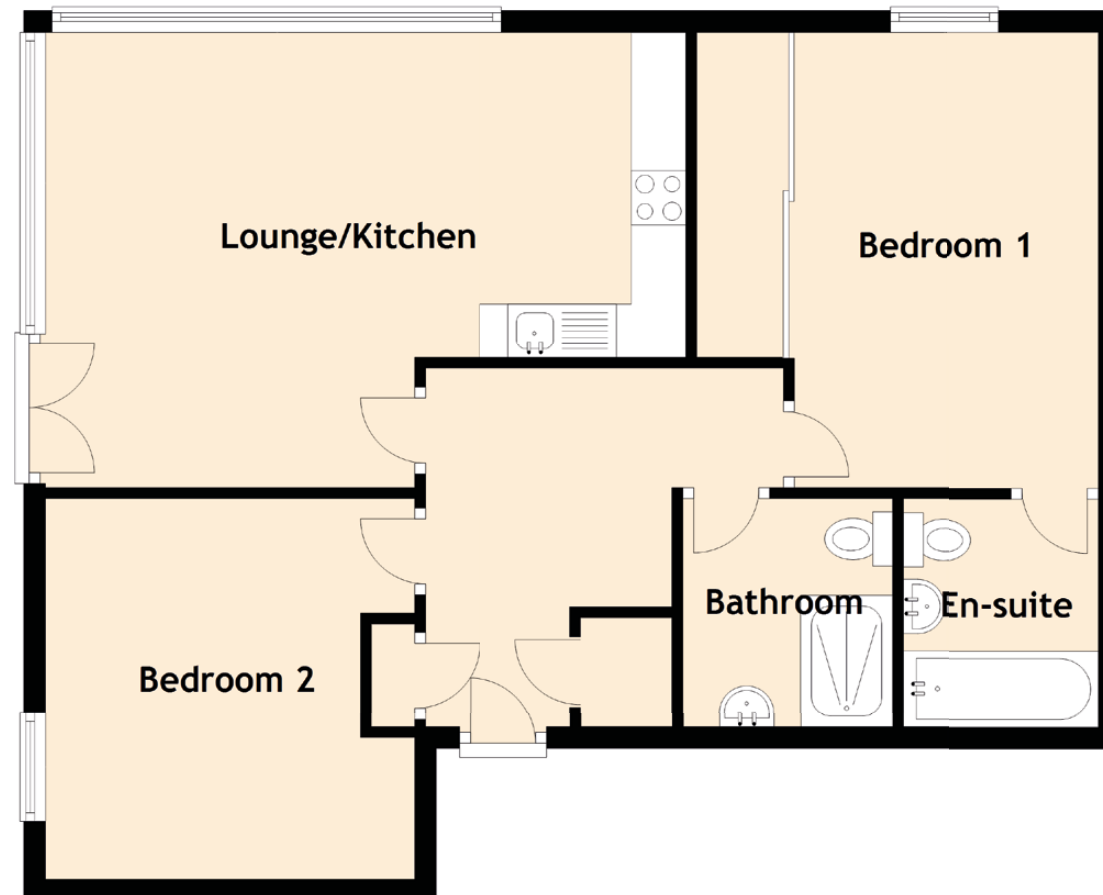


Lounge | Hallway | Kitchen | Diner





# Specifications

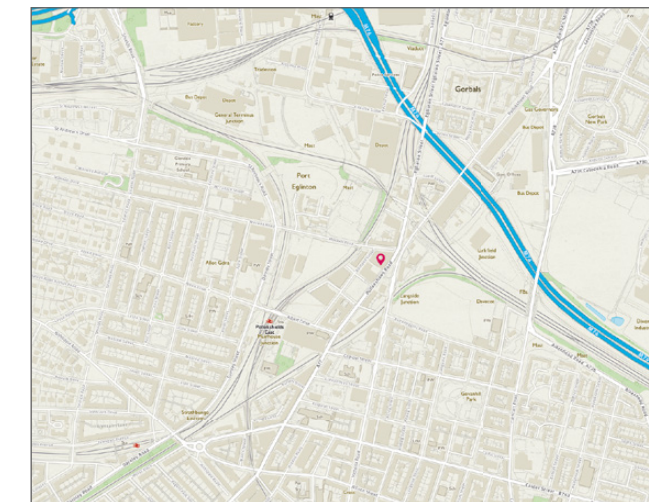


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	5.90m (19'4") x 4.20m (13'9")
Bedroom 1	4.20m (13'9") x 2.80m (9'2")
En-suite	2.10m (6'11") x 1.70m (5'7")
Bedroom 2	3.50m (11'6") x 3.40m (11'2")
Bathroom	2.10m (6'11") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>) - 64m<sup>2</sup>

EPC Rating - B



Bedrooms | Bathrooms



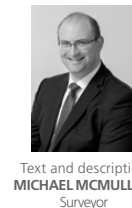
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