



Wonderful opportunity to develop very spacious property in a highly prized location



0141 404 5474



www.mcewanfraserlegal.co.uk

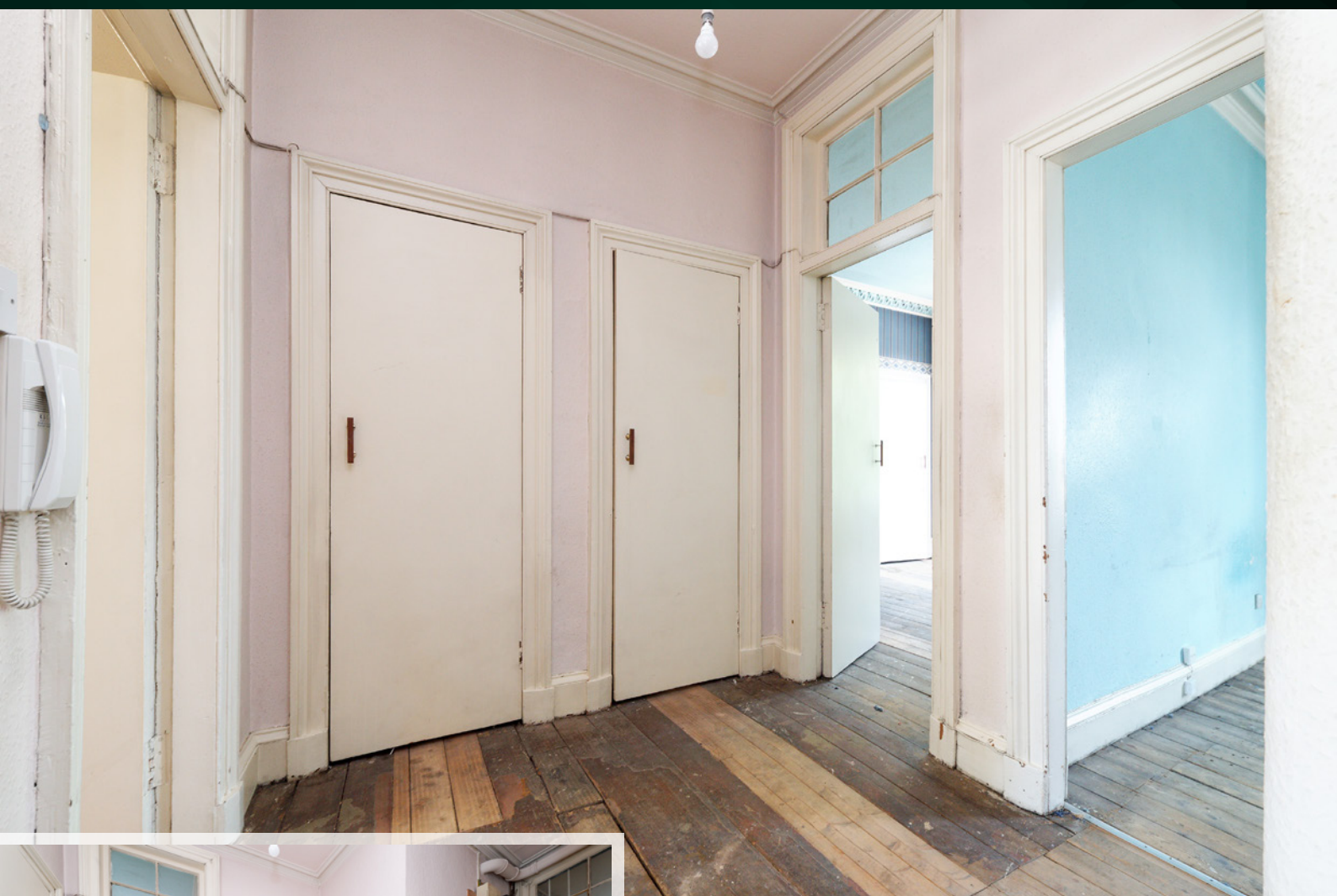


info@mcewanfraserlegal.co.uk



Occupying a preferred first-floor position within this sandstone tenement building in a highly sought after pocket of Shawlands is this very spacious two-bedroom flat - presented to the market in need of an upgrade. A wealth of period detailing has been retained, most noticeably cornice work, ceiling roses and high skirtings, which will no doubt appeal to the discerning buyer. The flat has been designed to maximise the natural available light, creating a modern ambience. Although in need of refurbishment, this marvellous property benefits from its prime location in the ever-popular Shawlands area of Glasgow's vibrant south-side. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

THE ENTRANCE



On entering this property, you walk into a large welcoming hallway, which provides access to all rooms and benefits from two useful storage cupboards.

THE LOUNGE



The immediately impressive lounge has a bow window to the front aspect, which floods the room with light and provides a fantastic focal point. The view from this window is of the iconic Langside Hall. This room is further enhanced by a feature fireplace, cornicing and the central ceiling light. There is also a large walk-in cupboard positioned off this room. It would be ideal as a small study zone or for showcasing a book collection.



THE KITCHEN



The kitchen/diner includes a good range of floor and wall mounted units with a complimentary worktop. It further benefits from space for a freestanding cooker and a washing machine. There is ample room in this zone for a dining table and chairs for more informal dining with friends and family. Access can be gained from here into the good-sized larder cupboard, which we often see knocked through to the lounge cupboard to create a generous internal bathroom.

BEDROOM 1



There are two, well-appointed double bedrooms with ample space for additional free-standing furniture, if required. Both rooms are flooded with natural light.

BEDROOM 2



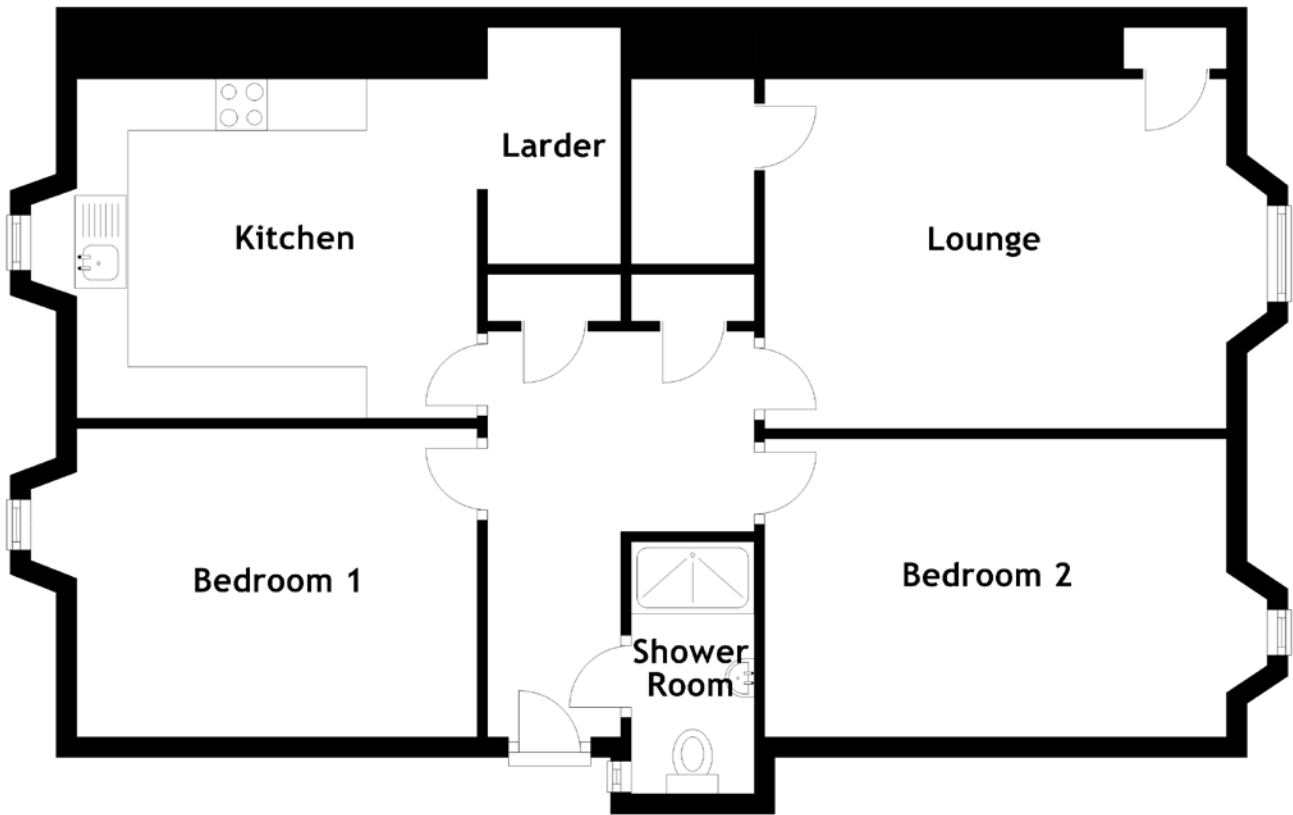
THE BATHROOM

A compact shower room with a white WC and wash hand basin completes the accommodation.



The flat also benefits from brand new gas boiler servicing heating to radiators, double glazing and a security door entry system for additional peace of mind and comfort. Externally, there are communal grounds and a drying zone. On-street parking is available to the front.

FLOOR PLAN, DIMENSIONS & MAP

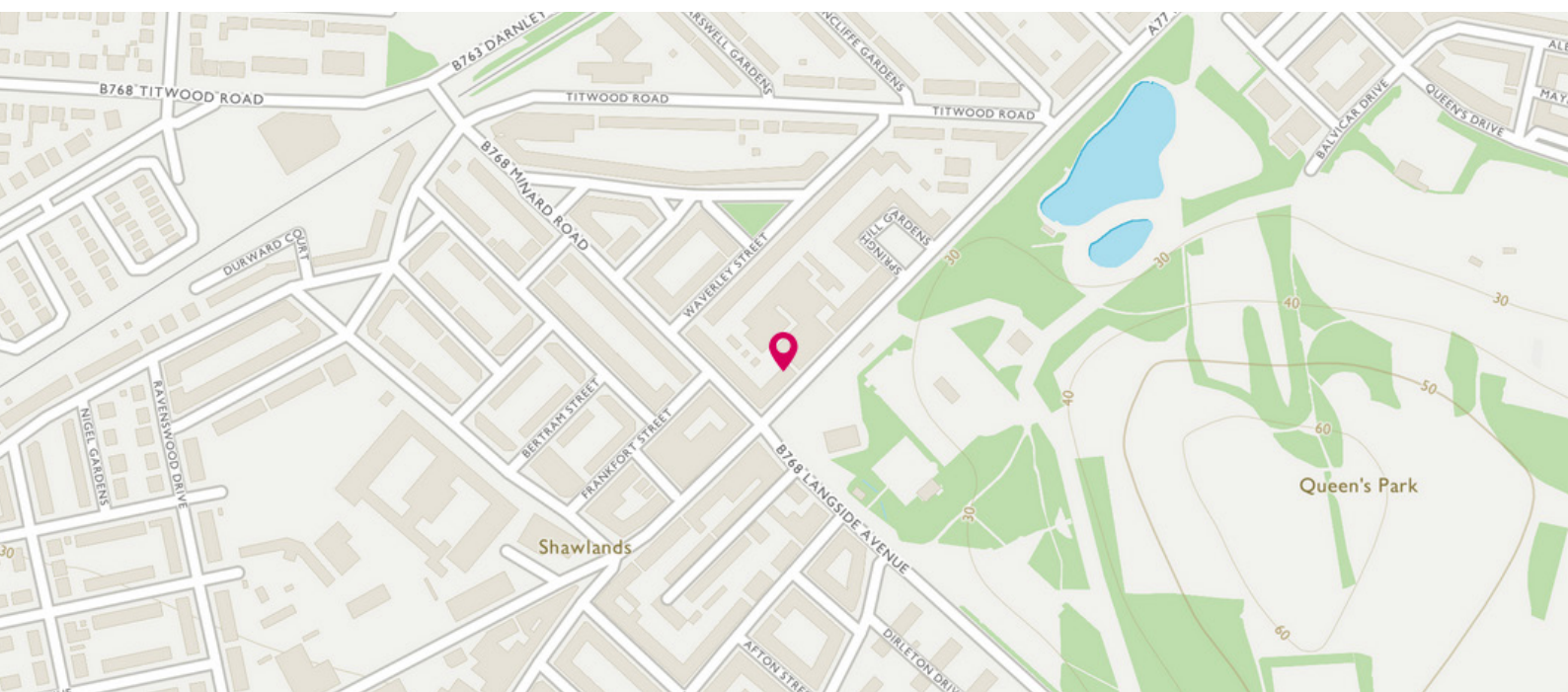


Approximate Dimensions
(Taken from the widest point)

Lounge 4.50m (14'9") x 3.40m (11'2")
Kitchen 3.90m (12'10") x 3.30m (10'10")
Larder 1.90m (6'3") x 1.30m (4'3")

Bedroom 1 3.90m (12'10") x 3.00m (9'10")
Bedroom 2 4.50m (14'9") x 2.90m (9'6")
Shower Room 2.45m (8') x 1.20m (3'11")

Gross internal floor area (m²): 57m²
EPC Rating: C



THE LOCATION

1014 Pollockshaws Road and Shawlands, in general, is perfectly located for notable attractions including Queens Park, the House for the Art Lover, which was designed by Charles Rennie Mackintosh, Haggs Castle Golf Course, Clydesdale Cricket Club, Titwood Tennis Club, Langside College, Shawlands Academy and Hampden Park are all a short distance away.





Shopping is close at hand via the local Shawlands shopping precinct and also available at Silverburn and Braehead shopping centres, easily reached within fifteen minutes by car. The new Victoria Hospital is also only a few minutes away. There are many fantastic pubs and restaurants within walking distance of the apartment which sits opposite the recently refurbished Langside Hall and popular venue "The Shed".

Pollokshaws, Crossmyloof and Shawlands railway stations are all nearby and all provide regular services to Glasgow Central station and beyond. Regular bus service is also available. The nearby M77 motorway network makes commuting to other centres throughout the west and central Scotland easy and quick.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.