

# 29, 15 Woodrow Court

WOODROW ROAD, POLLOKSHIELDS, GLASGOW, G41 5PN



*Spacious two-bed apartment, good condition, ever-popular Pollokshields area, complete with a garage*



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McEwan Fraser Legal are delighted to bring to the market this excellent two-bedroom apartment. Nestled beautifully in a quiet street within the ever-popular area of Pollokshields. The apartment is presented in good condition and has the added advantage of a garage.

# THE LOUNGE/DINER



The accommodation consists of a large open-plan lounge/diner with large windows allowing light to flood the room. The room would suit a number of furniture configurations.

# THE KITCHEN



The retro-themed kitchen is finished in original solid wood and gloss black wall and floor units. There's a gas hob, electric oven, free-standing fridge freezer and dishwasher. The washing machine is neatly housed in the utility cupboard off the hallway.



The two double bedrooms are bright and spacious, both with built-in storage and ample room for free-standing furniture. The tiled bathroom contains a white toilet, bath and sink, with a large standalone shower cubicle and thermostatic shower unit, ensuring a consistent supply of hot water for showering.

To keep the apartment tidy, there are good-sized storage cupboards off of the hallway.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



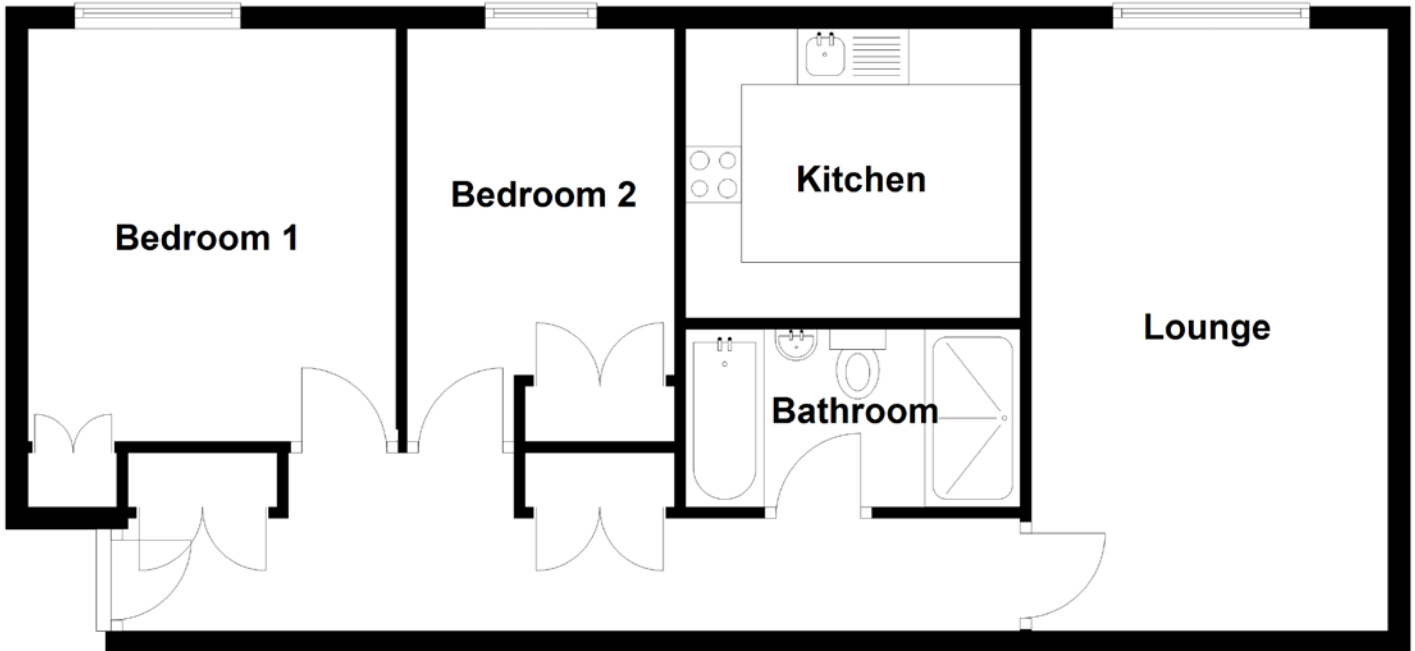
The double glazing, gas central heating and secure entry system ensure the apartment is always warm, comfortable and very secure. There is ample resident parking for added convenience, and the apartment comes complete with its own single garage.

This is a great apartment, especially for first-time buyers, young couples or small families, and is sure to be a very popular listing given its great location, modern, bright, and well-appointed accommodation. Early viewing is advised.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

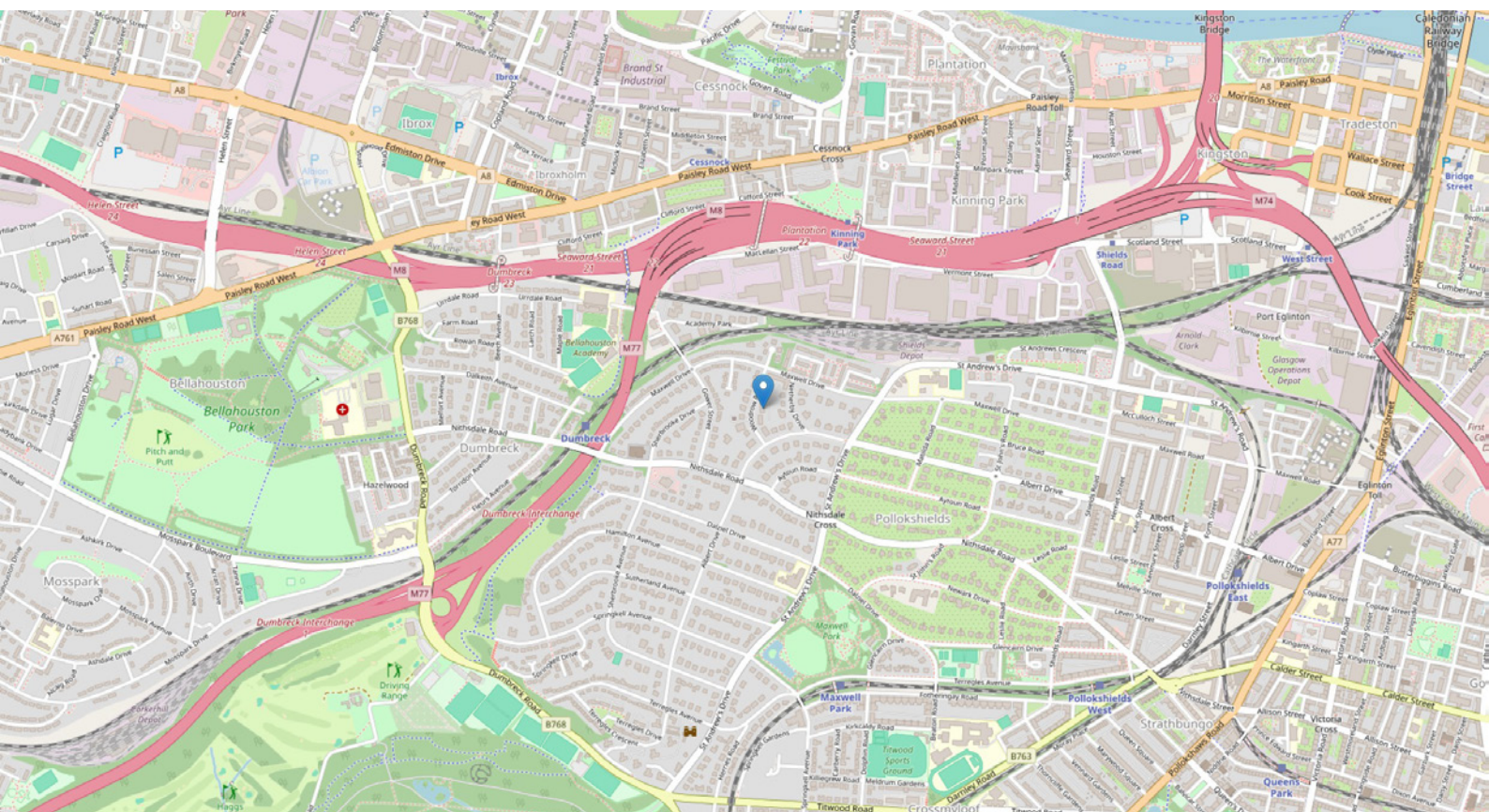


Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.20m (10'6")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 2.40m (7'10")
Bathroom	3.00m (9'10") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>  
EPC Rating: D

Extras: Freestanding appliances may be available by separate negotiation.





# THE LOCATION

Pollokshields has evolved over the last 150 years as one of the finest suburbs in the city of Glasgow. Its development was promoted by the original landowners, the Maxwell's of Nether Pollok, who had been resident in Pollok House since the 18th century. Their association with the area goes back to 1270 and their earliest extant residence, Haggs Castle, dates from 1585.





This Beautiful apartment is conveniently positioned within a short distance of Glasgow's finest park, Pollok Country Park (European Best Park of the Year 2008). Pollok Country Park is internationally famous and includes the renowned Burrell Collection, Pollok House, rhododendron walks, numerous sporting facilities and Hags Castle Golf Course.

Pollokshields provides highly reputable primary and secondary schooling, with private schooling available locally at Craigholme School for Girls and Hutchesons' Grammar School. Shopping is available at Silverburn, which can be reached in five minutes by car. Shawlands and Crossmyloof railway stations are within a short stroll and all provide regular services to Glasgow Central station with a journey time of approximately seven minutes. A regular bus service is also available. The nearby M77 and road links also provide swift commuter links to the Airport, city centre, Paisley and Ayrshire.



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