

# Flat 0/1 1187 Pollokshaws Rd

SHAWLANDS, GLASGOW, G41 3NG



*Immaculate, fully refurbished, two-bed ground floor apartment, walk-in condition, popular southside location of Shawlands*



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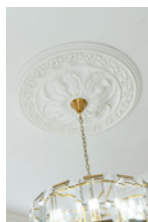
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We are delighted to bring to the market this First-class two-bedroom ground-floor apartment. Set in the heart of Shawlands, one of Glasgow's most popular southside locations. This property has been through an extensive renovation, which has produced an outstanding home for anyone to live in. Given the ever-popular location and the bright, stylish and spacious layout, it is clear that the property now offers ideal 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 extensive refurbishment has included: a new kitchen and bathroom, all light fittings and flooring of an extremely high quality, replastered, a new consumer unit and new radiators with tens of thousands of pounds spent on creating a beautiful home.

# THE LOUNGE



The accommodation consists of a very spacious and immediately impressive lounge, with large windows that flood the room with natural light. The focal point of the room is the modern electric fire and the generous proportions allow ample space for a plethora of furniture layouts. The high ceilings, beautiful engineered flooring, bespoke thistle ceiling rose and the on-point Wainscoting, show real attention to detail. The original features of the entire property point to an earlier era of real opulence, when homes were built to a quality and standard, and not just a budget.

# THE KITCHEN



The stylish kitchen area is finished with a range of LED-backlit J-Pull units and includes granite worktops, a gas hob, double electric oven, integrated fridge freezer, dishwasher and washing machine. The breakfast bar unit is a real bonus and offers a great space to chill out and just grab a coffee and a good book. It has been designed for both style and functionality, and it is clear that the layout ensures the chef will never be far away from the party.

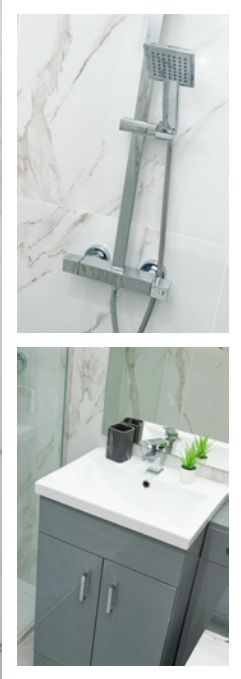




The two double bedrooms are bright and spacious, with ample space for free-standing furniture and quality flooring. One is particularly beautifully designed with Wainscoting panels behind the bed.

Finally, the property is completed by a stylish shower room, which contains a large doorless shower unit, a main shower, toilet and sink, and a chrome radiator with large-format tiling to walls.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



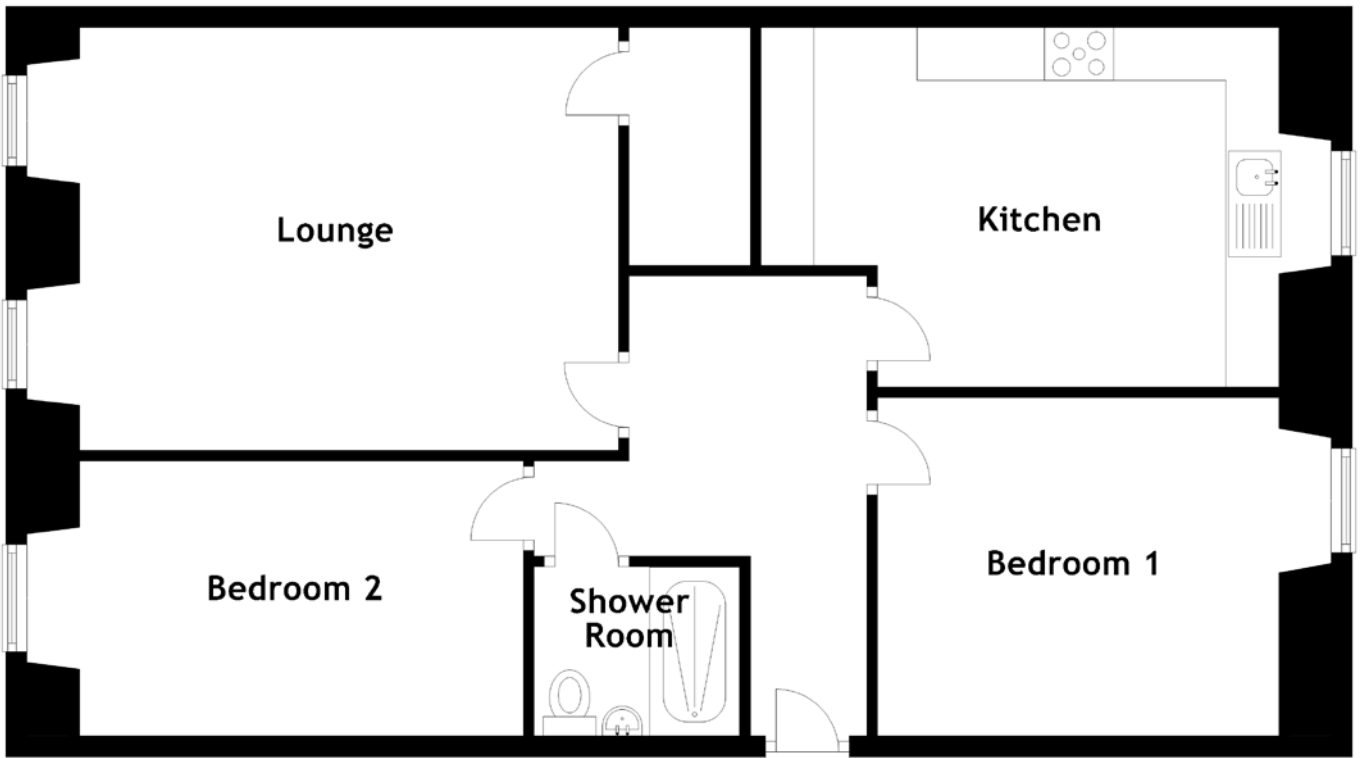
# EXTERNALS



The apartment is kept warm, comfortable and secure, courtesy of the double glazing, gas central heating and secure entry system. Parking is on-street. The communal drying area is to the rear and there's a beautifully presented small front garden area.

Early viewing is strongly advised for young professionals, small families, retirees seeking a single-level home, or Buy-To-Let investors looking for a great apartment set in one of Glasgow's most popular southside areas.

# FLOOR PLAN, DIMENSIONS & MAP

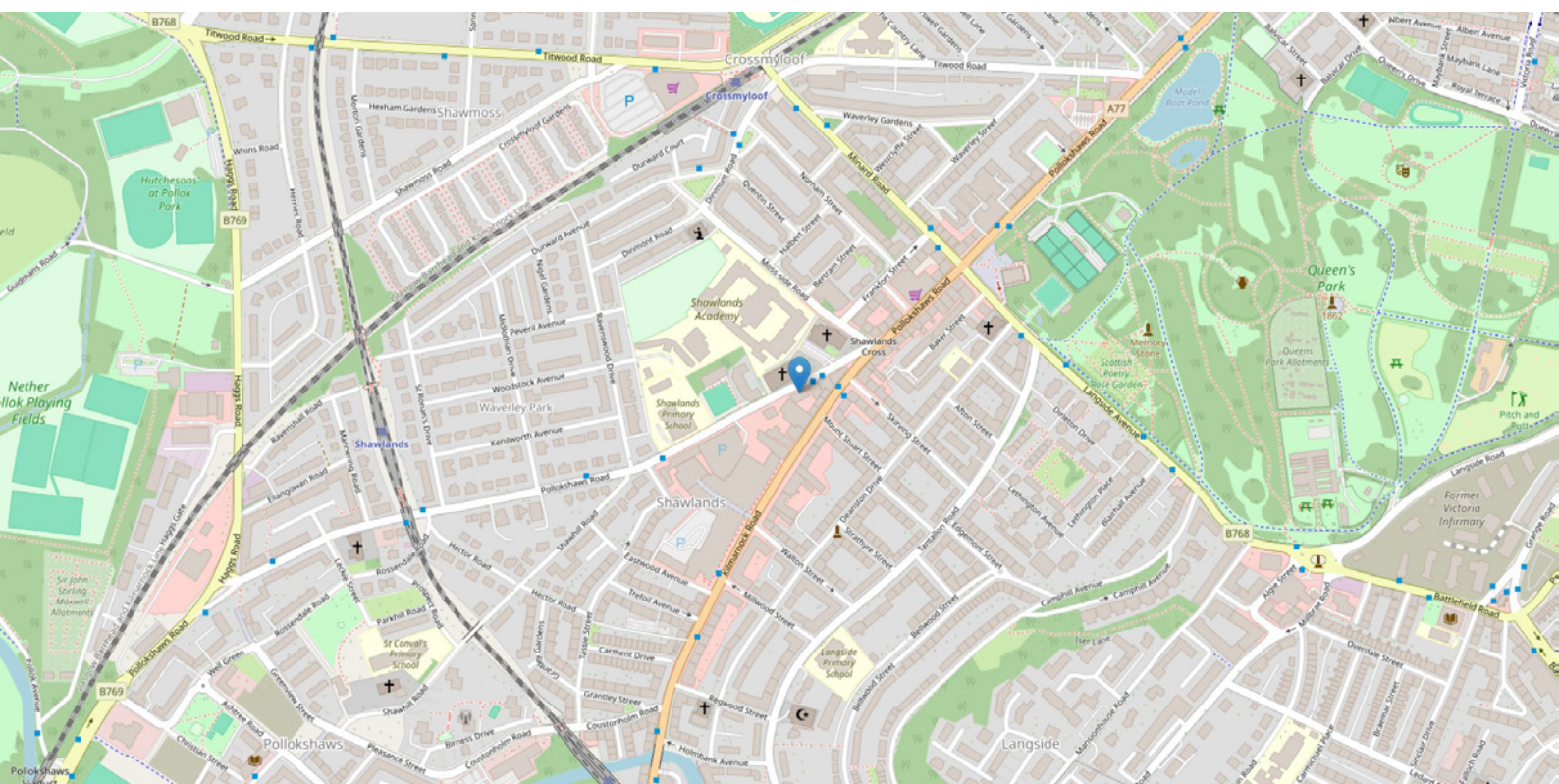


Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.00m (13'1")
Kitchen	5.40m (17'8") x 3.40m (11'2")
Bedroom 1	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	4.70m (15'5") x 2.60m (8'6")
Shower Room	1.95m (6'5") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: D

Extras: Freestanding appliances and furniture may be available by separate negotiation.





# THE LOCATION

1187 Pollockshaws Road in Shawlands is perfectly located for notable attractions, including Queens Park, the House for the Art Lovers, 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 easy walking distance of the apartment.

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.



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