




McEwan Fraser Legal

Solicitors & Estate Agents

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0/2 16 Deanston Drive

GLASGOW, G41 3AE

Deanston Drive and Shawlands, in general, are perfectly located for notable attractions including Queens Park, Bellahouston Park (which includes a ski centre), House for an Art Lover, which was designed by Charles Rennie Mackintosh, Haggs Castle Golf Course, Clydesdale Cricket Club, Titwood Tennis Club, Langside College and Hampden Park. All of these attractions are 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 Infirmary is also within walking distance. There are many fantastic pubs and restaurants within walking distance of the apartment.

Langside, Pollokshaws, Crossmyloof and Shawlands railway stations are within walking distance and all provide regular services to Glasgow Central Station and beyond. A 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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0/2 16 DEANSTON DRIVE G41 3AE

McEwan Fraser is delighted to present this stunning two double bedroom ground floor apartment to the market. Finished to an exacting standard, the property is a wonderful mix of period character and chic contemporary styling. The ground floor position, with easy access and rear garden, would make the property particularly suitable for a young family or someone looking to avoid too many stairs.

You enter the property through a wide and welcoming hallway with high ceilings and integrated storage. Internal accommodation is focused towards a gorgeous reception room which enjoys ample floor space, period features, neutral decor and new plantation shutters. The master bedroom sits adjacent to the main lounge. Bright, neutral and with striking

laminated flooring, there is plenty of space for a larger style double bed and plenty of free standing storage. A second double bedroom over looks the communal garden to the rear. A lovely dining kitchen also overlooks the rear garden. A range of gloss base and wall mounted units offer excellent prep and storage space. Gas hob, electric oven and hood are integrated while the space is provided for free standing appliances. Internal accommodation is completed by a modern bathroom. The bathroom is stunning and includes a jacuzzi bath and overhead shower.

For extra warmth and comfort, the property includes gas central heating and double glazing.

Internal viewing is essential to appreciate the quality of what is on offer.





A STUNNING TWO
DOUBLE BEDROOM
GROUND FLOOR
APARTMENT ON
THE EDGE OF
QUEENS PARK



SPECIFICATIONS



APPROXIMATE DIMENSIONS
(Taken from the widest point)

- Living Room 4.70m (15'5") x 3.60m (11'10")
- Kitchen/Diner 5.40m (17'9") x 3.00m (9'10")
- Master Bedroom 4.70m (15'5") x 3.10m (10'2")
- Bedroom 2 4.20m (13'9") x 2.70m (8'10")
- Bathroom 4.20m (13'9") x 1.30m (4'3")

GROSS INTERNAL FLOOR AREA (m²)- 85m²

EPC RATING -D

BEDROOMS



Image credit: <https://www.eandm.co.uk/04maps/>



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Part
Exchange
Available

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