



Generously proportioned 2 bed ground floor flat in an eternally popular part of the city



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Occupying a ground-floor position within this handsome sandstone building in this highly popular location is this very spacious two-bedroom flat. The accommodation is presented to the market in good condition and offers interesting views. This whole building benefits from a recent £400,000+ spend by the factor maintaining the roof and roofline products including rainwater goods and external pointing giving many years free from worry. This conveniently located flat must be viewed internally to appreciate the very generous proportions of accommodation on offer.

As one would expect, room dimensions are very generous, and the accommodation has been arranged to offer both flexibility and a high level of individuality. The property gives great potential for a buyer to make their own mark.

THE ENTRANCE



On entering the property, you walk into a spacious welcoming hallway with two large storage cupboards and the bathroom. This opens to a larger hallway area currently used as a second lounge area.

THE LOUNGE



The immediately impressive main lounge has a window to the rear aspect offering excellent views over the communal gardens.

There is also a large recess which can fulfil many purposes.

The galley kitchen has been well fitted to include a good range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from space for a free-standing gas cooker.

THE KITCHEN



The master bedroom is a spacious room and benefits from open views to the front and has ample space for additional free-standing furniture if required. There is also a very generous storage cupboard which has potential for further use. The second bedroom is also very generously proportioned and has ample room for the bed and bunk beds as well as the free-standing wardrobes and drawer units currently being used.

BEDROOM 1



BEDROOM 2



THE BATHROOM



The attractive bathroom suite, with an electric shower over the bath as well as mixer shower tap, completes the impressive accommodation.

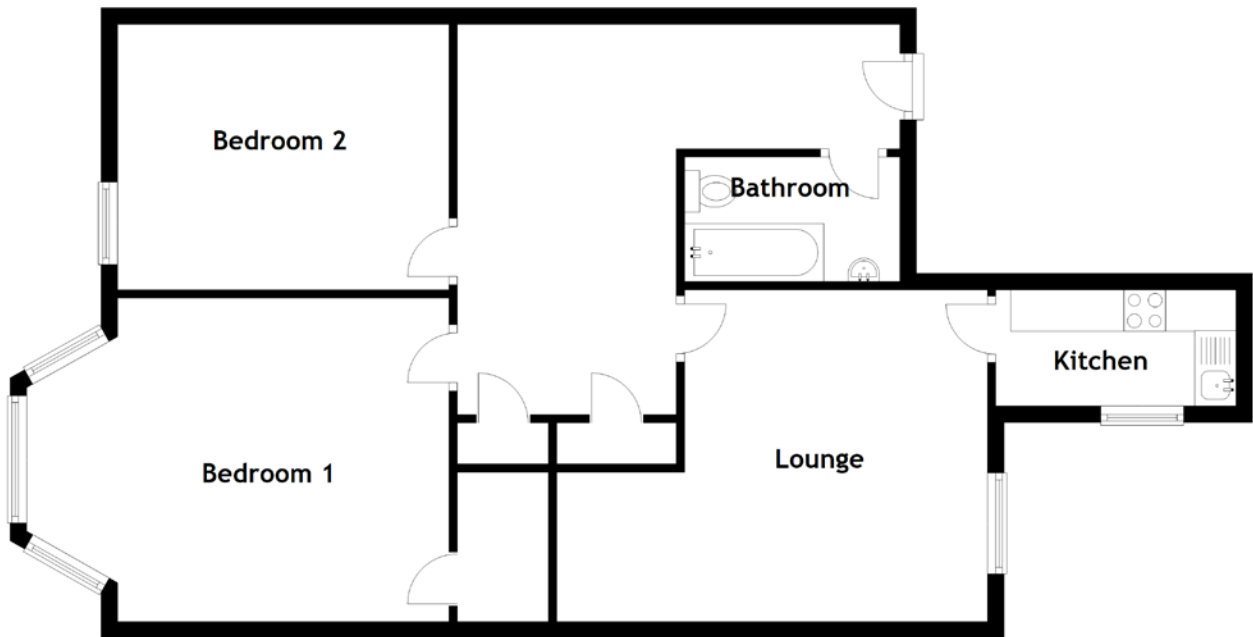
The flat also benefits from gas central heating, double glazing and a security entrance system for added comfort and convenience.

Externally, there are well-maintained communal grounds and a drying green. On-street parking is freely available in the immediate vicinity.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

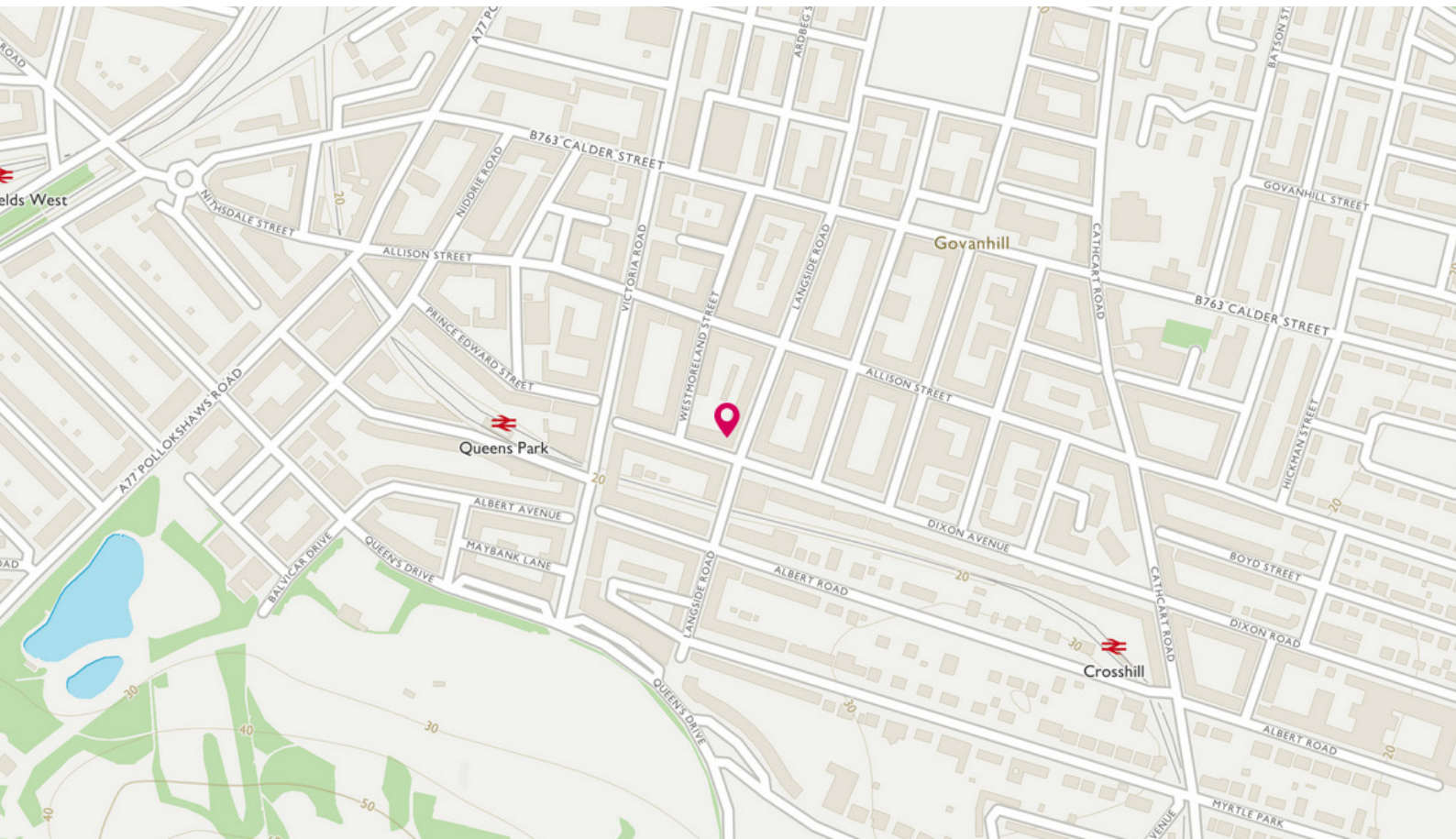


Approximate Dimensions
(Taken from the widest point)

Lounge 5.20m (17'1") x 4.00m (13'1")
Kitchen 2.90m (9'6") x 1.40m (4'7")

Bedroom 1 5.10m (16'9") x 4.00m (13'1")
Bedroom 2 4.00m (13'1") x 3.20m (10'6")
Bathroom 2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m²): 75m² | EPC Rating: C



THE LOCATION

The property is positioned within walking distance of shops and amenities on Cathcart Road. Further afield, Victoria Road and Kilmarnock Road offer thriving coffee shops, restaurants, and delicatessens. More extensive amenities are available at the Morrisons store at Newlands, the Marks and Spencer store at Queens Park or the Asda superstore at Toryglen.





Recreational pursuits are varied, including Queens Park which features nature walks and trails, the Glass House, all-weather football pitches and tennis courts and a fortnightly farmers market can be found. Schooling is available locally at both primary and secondary level. Frequent public transport services provide rapid commuter access to the city centre. The local railway station is within a short stroll.




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**Part
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