

# 2/1,35 Mannering Court

SHAWLANDS, GLASGOW, G41 3QH



*FANTASTIC FULLY UPGRADED ONE BEDROOM APARTMENT,  
SHAWLANDS AREA, IMMACULATE CONDITION*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

Part Exchange available! The consistent demand for these tenement apartments points to their enduring appeal for the modern couple or property investor alike. This one has been very carefully and thoughtfully upgraded by the current owner to a truly fantastic standard.

Accommodation comprises a welcoming hallway. The spacious lounge benefits from a large bay window which offers space for a small dining table and floods the room with natural light. The square nature of the room lends itself beautifully to a host of different furniture configurations and the tall ceilings give a real sense of relaxation.

The smart kitchen has just been refitted and looks fantastic. Beautifully finished in a great range of grey units with clean minimalist lines which set it off perfectly. Appliances include an electric oven and hob, with ample space for a free-standing washing machine and fridge freezer. The kitchen offers a combination of real style mixed with functionality.

---



# The Lounge







## The Kitchen





There bright and spacious double bedroom has lots of room for free-standing furniture, whilst the shower room is right up to date, finished in easy clean wet-wall panels with a built-in shower.

There are new carpets just recently laid and the apartment is in true walk-in condition. Given the full refurbishment just recently completed, all the hard work in this alluring apartment has already been done by its current owner. Double glazing and gas central heating ensure this is a warm, economical and comfortable home to live in. The close has secure entry.

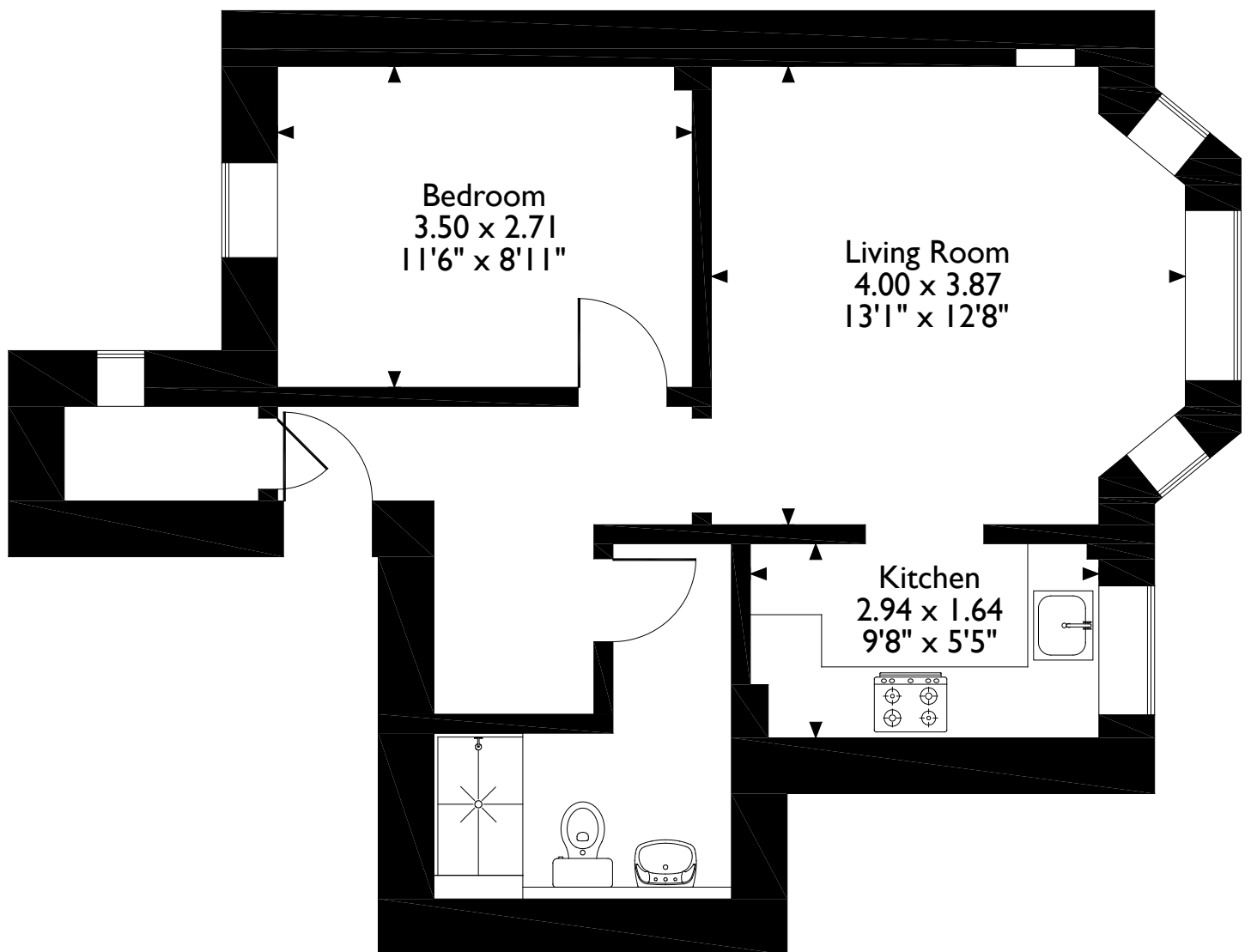






**The Bedroom**





Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>      EPC Rating: C



For any prospective owner, forget hard work, it's about moving in, sitting down, relaxing and getting to know the area and the neighbours. Residents parking is to the rear aspect. All in all, this is an excellent apartment for any young couple or investor. Add to that fantastic community spirit from the neighbour's and it's the perfect place to call home.





---

Mannering Court and Shawlands in general is perfectly located for notable attractions including Queens Park, Bellahouston Park, which includes a ski centre, 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 and Hampden Park are all a short distance away.

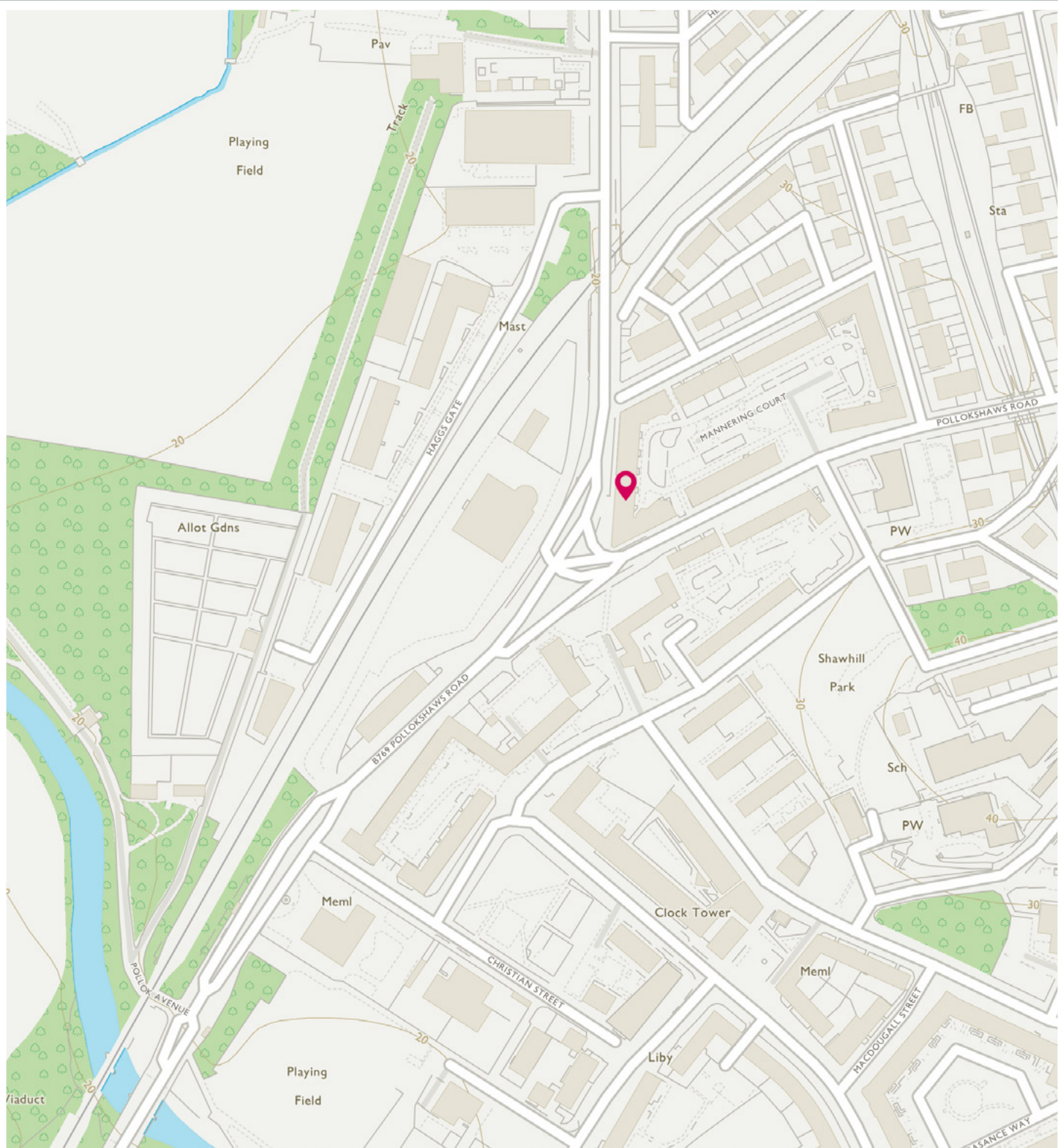
Excellent shopping is close at hand within the local Shawlands shopping precinct and also available at Silverburn and Braehead shopping centres, easily reached within fifteen minutes by car. The new Victoria Infirmary is also within walking distance. There are many fantastic pubs and restaurants all within walking distance of the apartment.

Train stations at Langside, Pollokshaws, Crossmyloof and especially Shawlands railway station are all within easy walking distance and 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 west and central Scotland easy and quick.

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
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.