

**Flat 1/1
76 Deanston Drive**

SHAWLANDS, GLASGOW, G41 3LH

THE LOCATION



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76 DEANSTON DRIVE

Deanston Drive in 'Shawlands' is a perfect setting with an abundance of amenities on the doorstep. Local delicatessens and quality retailers are now springing up at a fantastic rate, and original, "one-off" shops, specialising in home furnishings and artwork are just as prevalent. When it comes to shopping, confident local retailers tend to go that extra mile to deliver a personal service, making all the difference. There

is also an abundance of eateries with a varied choice of cuisine – from traditional pub to elegant European, Fusion and Asia/Pacific dishes. You'll find fashionable wine bars, bistros, cafes and popular late night venues - all within a short stroll.

Its youthful in its outlook and it's a cool place to be seen! The Tramway Theatre and Hidden Gardens are a must see on a lazy Sunday afternoon – a little haven in the city. The Hidden Gardens promote

contemplative open space and respite in a busy urban environment.

With its authentic sense of community, the re-emergence of the Southside and Shawlands as a leading residential quarter is hardly surprising. It is an area that is at ease with tradition and innovation. Beautifully-maintained Queens Park spans 148 acres and boasts peaceful, naturalised walks rich in wildlife, a boating pond, extensive rose gardens

and a fortnightly farmers' market. There's cricket in the nearby recreation grounds, and flood-lit social tennis on weekday evenings. Lawn Bowling facilities punctuate the built environment. If variety is the spice of life, then Deanston Drive is surely the place to be!

And when the mood takes you, there's only one short mile between Deanston Drive and the City Centre. Car, train, taxi or bus – the best of both worlds in a few minutes.



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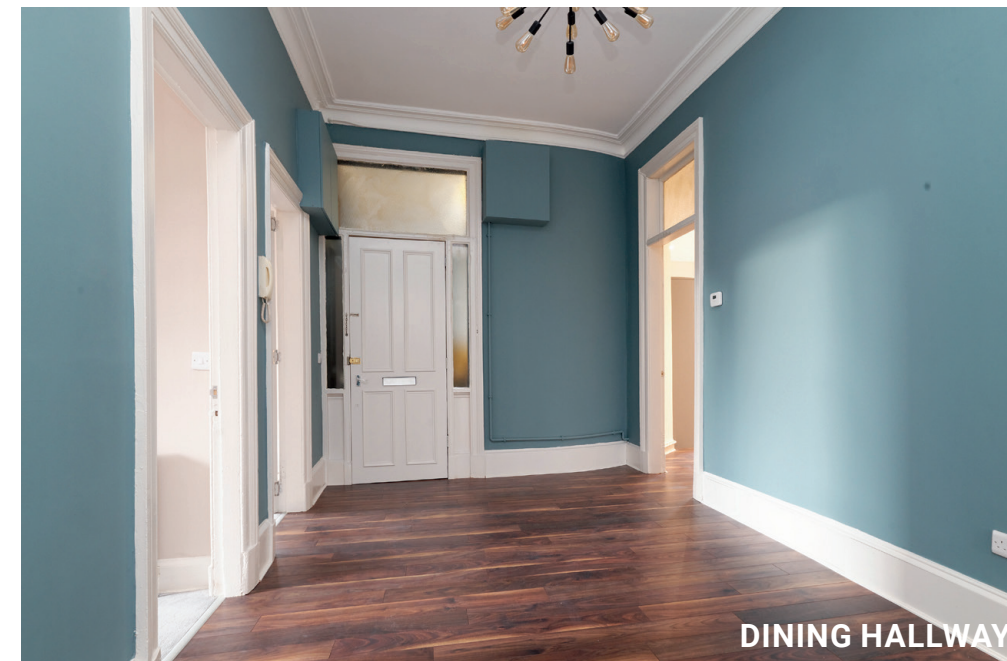
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THE PROPERTY



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DINING HALLWAY

Occupying a preferred first-floor position, within this handsome sandstone building in this highly popular location, is this very spacious, three-bedroom corner flat - presented to the market in "show home" condition. The flat has been designed to maximise the natural available light, creating a modern ambience, and has been professionally re-decorated (with Farrow & Ball paints), modernised and upgraded (including, new flooring, new kitchen, new windows, new lighting, new bathrooms and re-wired) throughout with a fresh, contemporary theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality and further benefits from a newly fitted en-suite shower room to the master bedroom. A wealth of period detailing has also been retained, most noticeably cornice work and ceiling roses, which will no doubt appeal to the discerning buyer.

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On entering this property via the vestibule, you walk into a large dining hallway, which provides access to all rooms and could be used as additional living space. Immediately impressive 'dual-aspect' lounge, with a bay window to the front aspect, floods the room with light and provides a fantastic focal point, offering views into the distance. The newly fitted kitchen/diner includes an excellent range of contemporary floor and

wall mounted units with a complimentary worktop. It further benefits from an integrated oven, hob, extractor, dishwasher, washing machine and fridge & freezer - making this the perfect refuge for an aspiring chef! There is a space for a table and chairs for more informal dining/ gatherings with friends and family and this zone is certain to become the very heart of the home. There is a large walk-in pantry located off the kitchen.



THE LOUNGE



KITCHEN/DINER





BATHROOM



There are three, well-appointed double bedrooms with ample space for additional free-standing furniture if required. The master benefits from the luxury of a newly fitted 'Jacuzzi' en-suite shower-room, on mosaic flooring with feature LED lighting.

A newly fitted bathroom suite, with a freestanding bath, separate shower cubicle and feature LED lighting, completes the luxurious accommodation.

The flat also benefits from a newly installed (gas) central heating system with designer radiators, newly fitted double glazing and a security door entry system for additional peace of mind and comfort.

Externally, there is a communal garden to the rear - a great gathering spot where neighbourhood spirit is still alive and well. On-street parking is available in the immediate vicinity.



DINING HALLWAY





MASTER BEDROOM & EN-SUITE



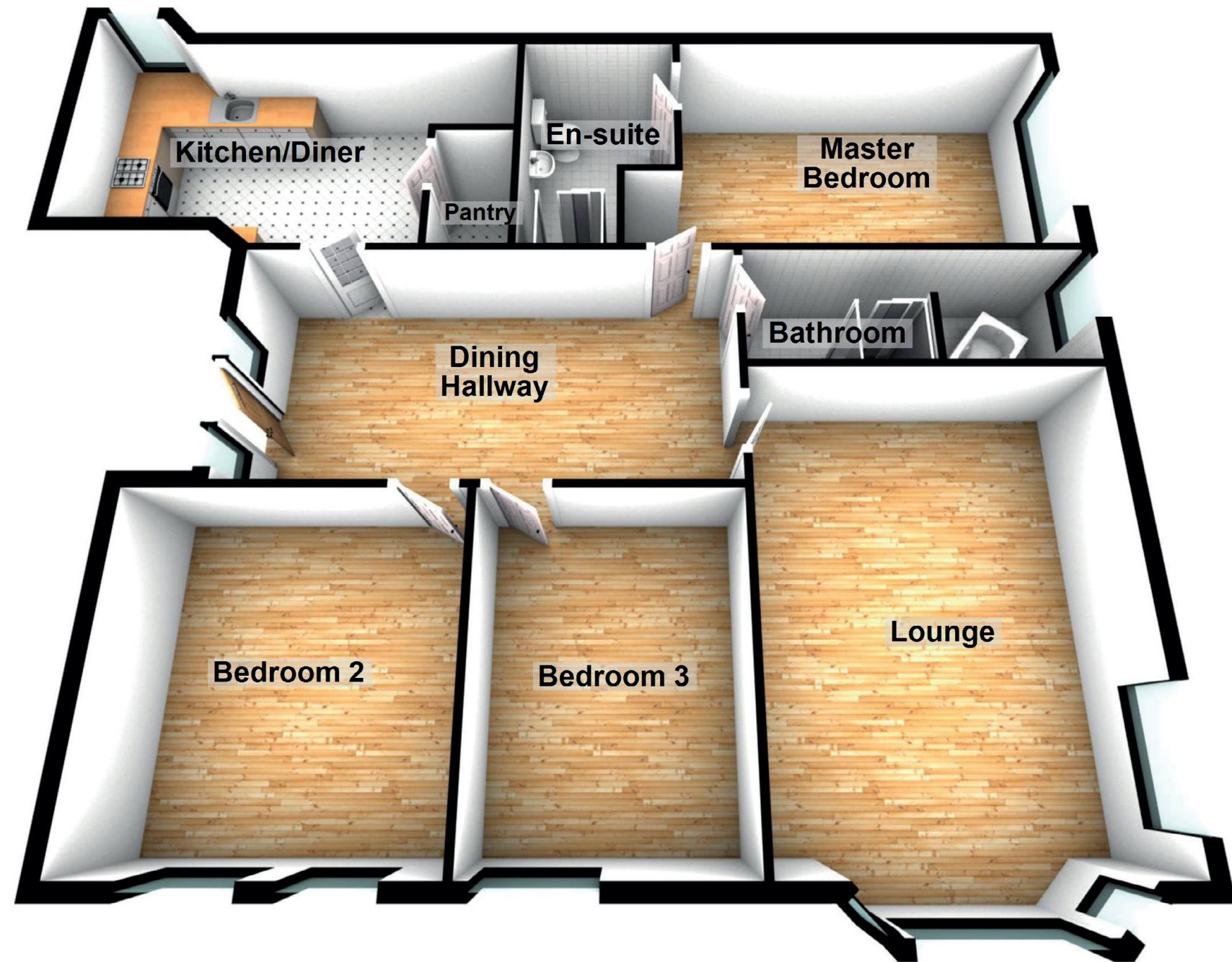
BEDROOM 2



BEDROOM 2

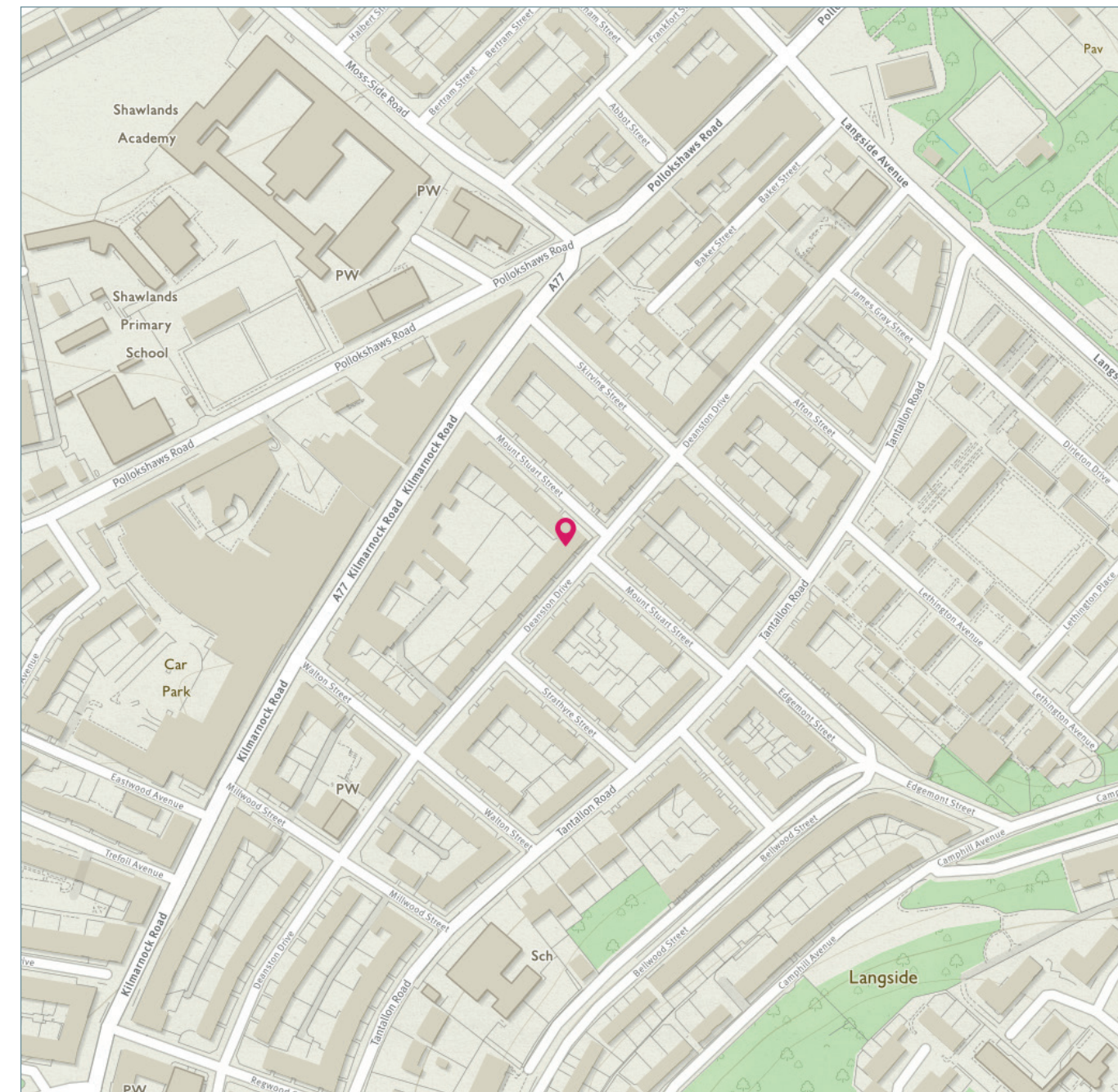


BEDROOM 3



Approximate Dimensions (Taken from the widest point)	
Dining Hallway	6.01m (19'9") x 3.00m (9'10")
Lounge	5.50m (18'1") x 4.20m (13'9")
Kitchen/Diner	5.80m (19') x 2.80m (9'2")
Master Bedroom	4.90m (16'1") x 3.50m (11'6")
En-suite	3.17m (10'5") x 2.00m (6'7")
Bedroom 2	4.10m (13'5") x 3.50m (11'6")
Bedroom 3	4.00m (13'1") x 3.00m (9'10")
Bathroom	4.20m (13'9") x 1.50m (4'11")

Gross internal floor area (m²): 123m²
EPC Rating: C





STREET VIEW FROM PROPERTY


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