

# 2/2 31 Kilmailing Road

CATHCART, GLASGOW, G44 5UH



*Excellent one-bed traditional sandstone apartment, good condition, popular southside location, close to Kings Park and Linn Park*



0141 404 5474



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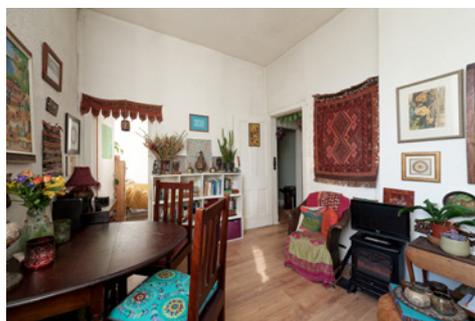


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



We are delighted to offer to the market this lovely one-bedroom traditional sandstone apartment, presented in great condition and set within the ever-popular, southside location of Cathcart. For those seeking a stylish and contemporary apartment, set in a relaxed location, with great amenities nearby, it's ideal.

# THE LOUNGE



The accommodation comprises a bright lounge/diner. The natural ambience of this room is evident, with an abundance of natural light which helps to create a very relaxing space. The view out to the old Cathcart Parish Church is exquisite and exudes a deep sense of relaxation found in this leafy street. The recently fitted kitchen is an easy and convenient space to work in, with a range of units, stylish tiled splashback, and an electric oven and hob. Freestanding appliances include a washing machine and fridge, which may be available by separate negotiation.

# THE KITCHEN



# THE BEDROOM



The double bedroom is bright and also enjoys captivating views of the ruins of the old clock tower. The shower room is bright, fresh and very stylish, with a large door-less shower cubicle, white suite, metro tiles and an electric shower. The apartment has double glazing, secure entry, on-street parking to the front aspect and communal space to the rear. Heating is by way of portable electrical appliances.

# THE SHOWER ROOM

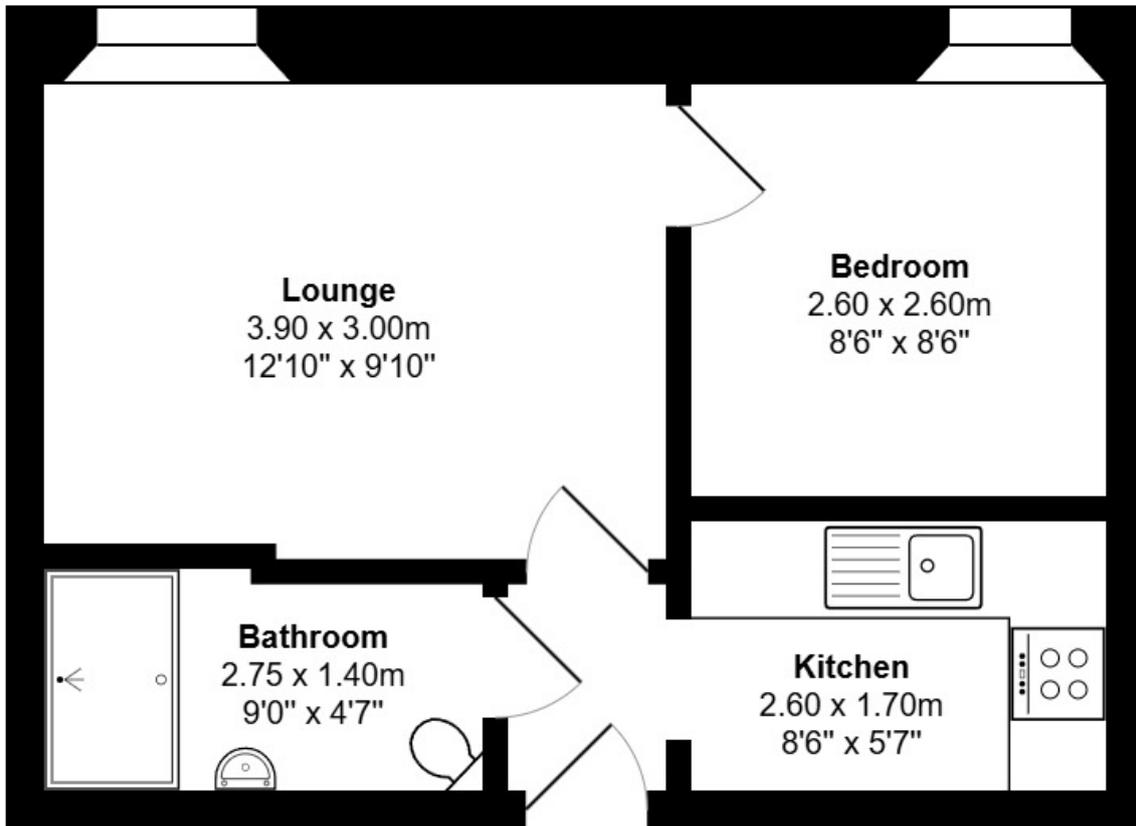


Given the close proximity to nearby vibrant southside areas, with all the bars, restaurants and cafes you could wish for, along with leafy walks in Kings Park and Linn Park only a short journey away, this is sure to be a very popular apartment. Early viewing is advised.

# EXTERNALS

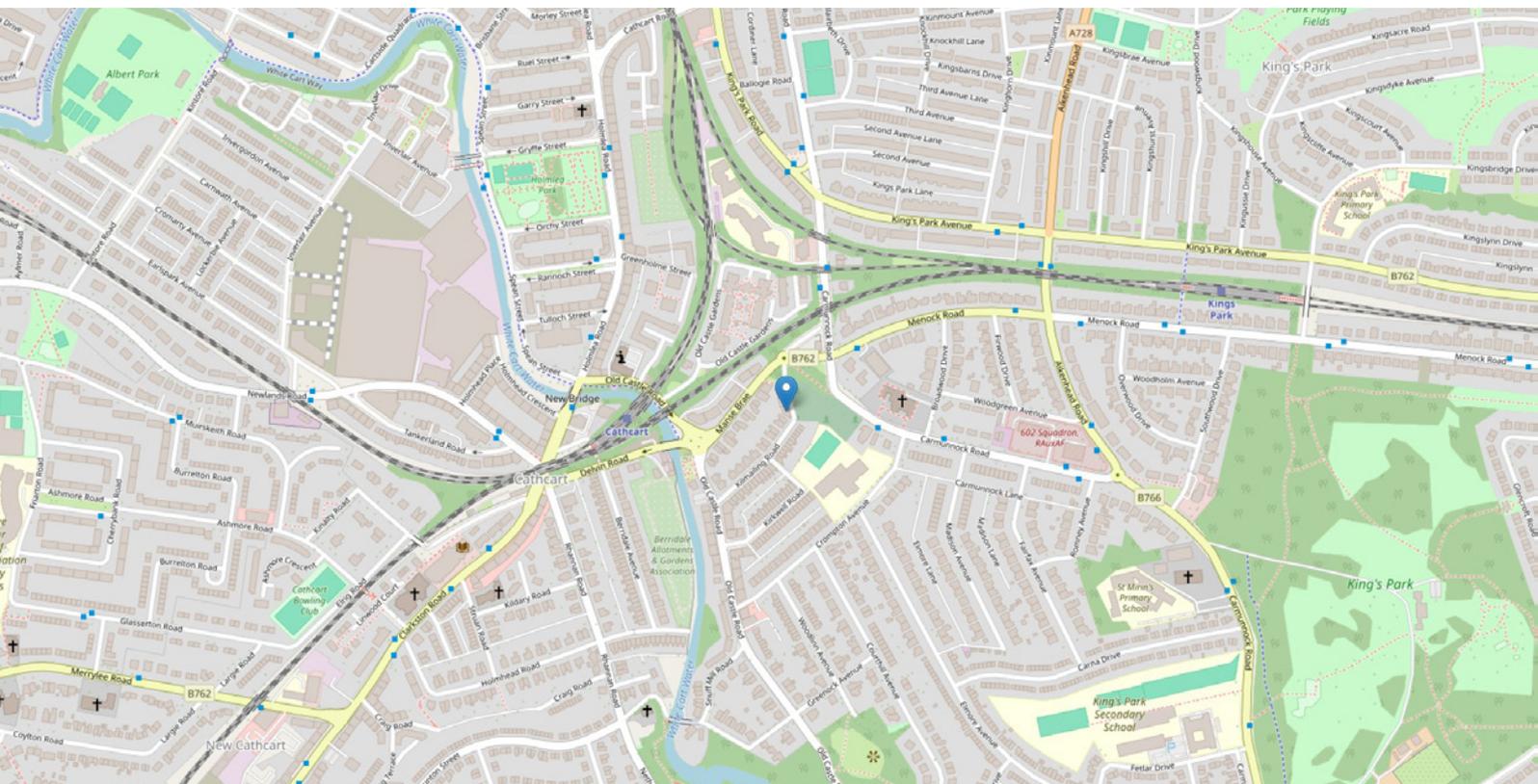


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 28m<sup>2</sup> | EPC Rating: E



# THE LOCATION

Kilmailing Road in Glasgow's South Side is a great place to live and commute from. The property is within walking distance of shops and amenities on Old Castle Road and Clarkston Road, where coffee shops, newsagents and restaurants can be found.





More extensive amenities are available at the Sainsbury's store in Muirend, the Morrisons store in Newlands or Giffnock. Local recreational pursuits are mainly at Linn Park, Queens Park or Pollok Country Park.

Schooling is available locally at both primary and secondary levels. The local railway station at Cathcart is approximately a two-minute walk, whilst a number of frequent bus routes are available on Clarkston Road.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474

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

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

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