



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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5/2 21 St. Andrews Crescent

POLLOKSHIELDS, GLASGOW, G41 5SB



# POLLOKSHIELDS

This fantastic apartment is positioned within a very popular locale and within walking distance of Nithsdale Road, where thriving coffee shops, restaurants and delicatessens are all available. More extensive facilities can be found on Albert Drive or at the Morrison store at Crossmyloof.

Recreational pursuits within the area are many and varied. Namely, Maxwell Park and Pollok Country Park where Pollok House and the world famous Burrell Collection can be found, and also Bellahouston Ski and Sports Centre. Local schooling is available, at both primary and secondary level with St Albert's primary being a feeder for Hollyrood secondary and Bellahouston Academy also being in close proximity. There are a number of excellent private schools easily accessible within the area. Frequent public transport services provide rapid commuter access to the City Centre via Pollokshaws road bus corridor, two local railway stations and Shields Road Underground, which is within a short stroll.





# ST. ANDREWS CRESCENT

We are delighted to offer to the market this 1 Bedroom flat in a fantastic location with stunning views over the city. This property is in walk-in condition and would be an excellent purchase for a first time buyer and the buy-to-let market.

Externally this flat has an abundance of parking within the car park for these flats. The communal areas are in great condition and it's clear that the residents look after the building. The flats have a secure entry system and also a lift. There is also the added benefit of a private drying room or storage cupboard right outside our front door.

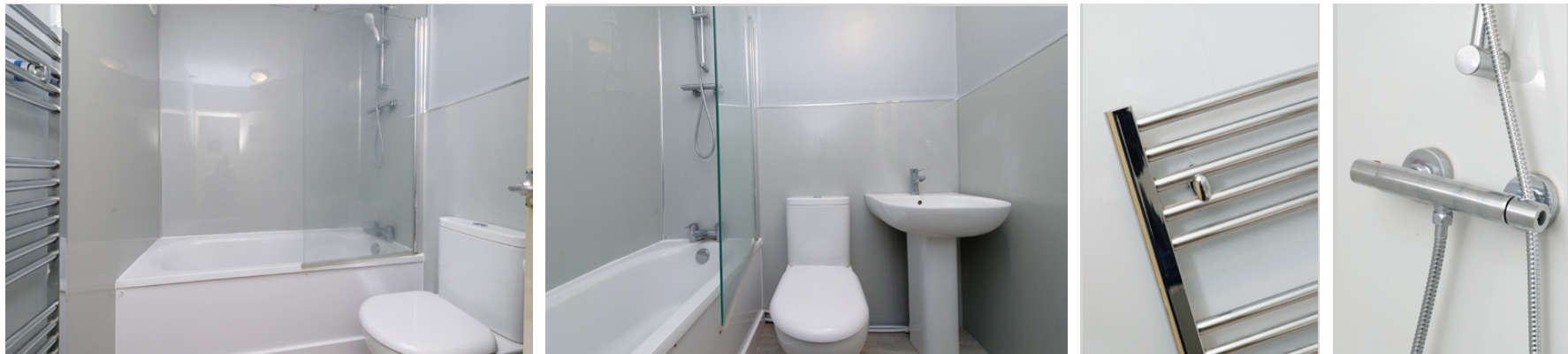
Internally the spacious hallway gives way to all apartments which consist of a spacious bedroom which could host a range of furniture configurations, there is also a large fitted wardrobe. Adjacent to the bedroom is a hallway cupboard and the bathroom which has been recently renovated with a white 3 piece suite with shower over the bath. Through to the living room which is flooded with natural light by way of the large window and door out to private balcony, this room is also large offers flexible lounging and dining options.

The modern fitted kitchen offers a range of floor mounted units with plenty of workspace for the aspiring chef. A large utility cupboard in the kitchen offers again great storage.

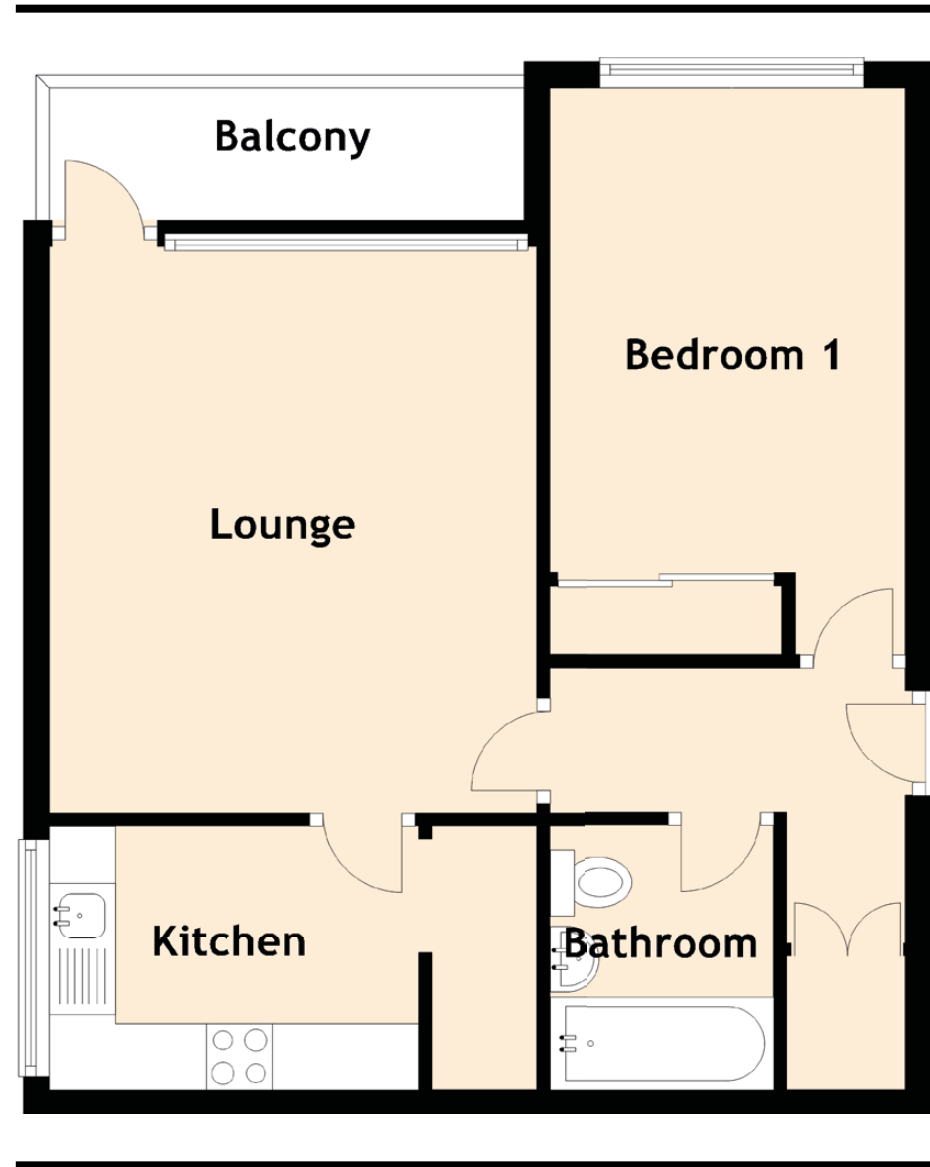
All in all a fantastic property located in a prime location.







# BEDROOM & BATHROOM



## Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.70m (12'2")
Kitchen	2.80m (9'2") x 2.00m (6'7")
Bedroom	4.30m (14'1") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")
Balcony	3.70m (12'2") x 1.10m (3'7")

**Gross internal floor area (m<sup>2</sup>) - 46m<sup>2</sup>**

**EPC Rating - C**

## Extras

(Included in the sale) All fixtures and Fittings are negotiable.

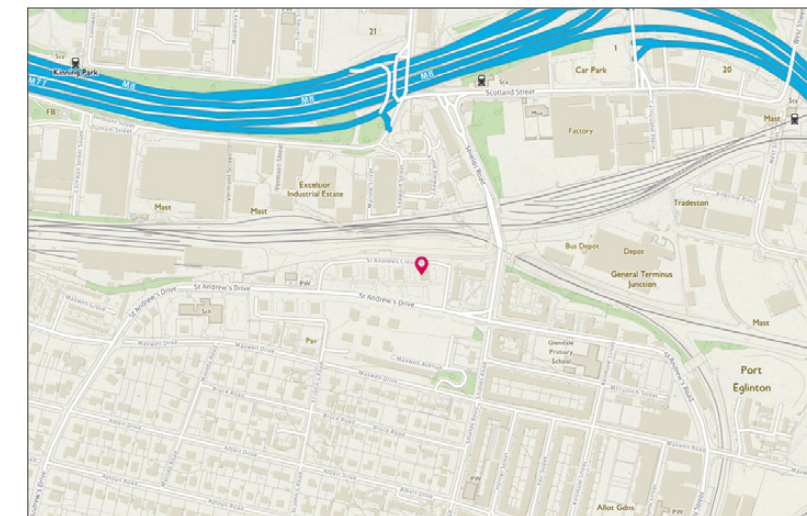


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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