





# AREA

## POLLOKSHIELDS

GLASGOW, G41 5SB

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 levels with St Albert's primary being a feeder for Hollyrood secondary and Bellahouston Academy also being nearby.

There are several 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.





# 7/4

## 21 ST. ANDREW'S CRESCENT

GLASGOW, G41 5SB

We are delighted to bring to the market this excellent two-bedroom apartment. Set in the heart of one of Glasgow's most popular southside areas - Pollokshields. In terms of value for money, and location, these apartments certainly tick the boxes. Given the ever-popular Pollockshields location and the bright and airy spacious layouts, it is clear to see they offer real value for money and flexible living space.

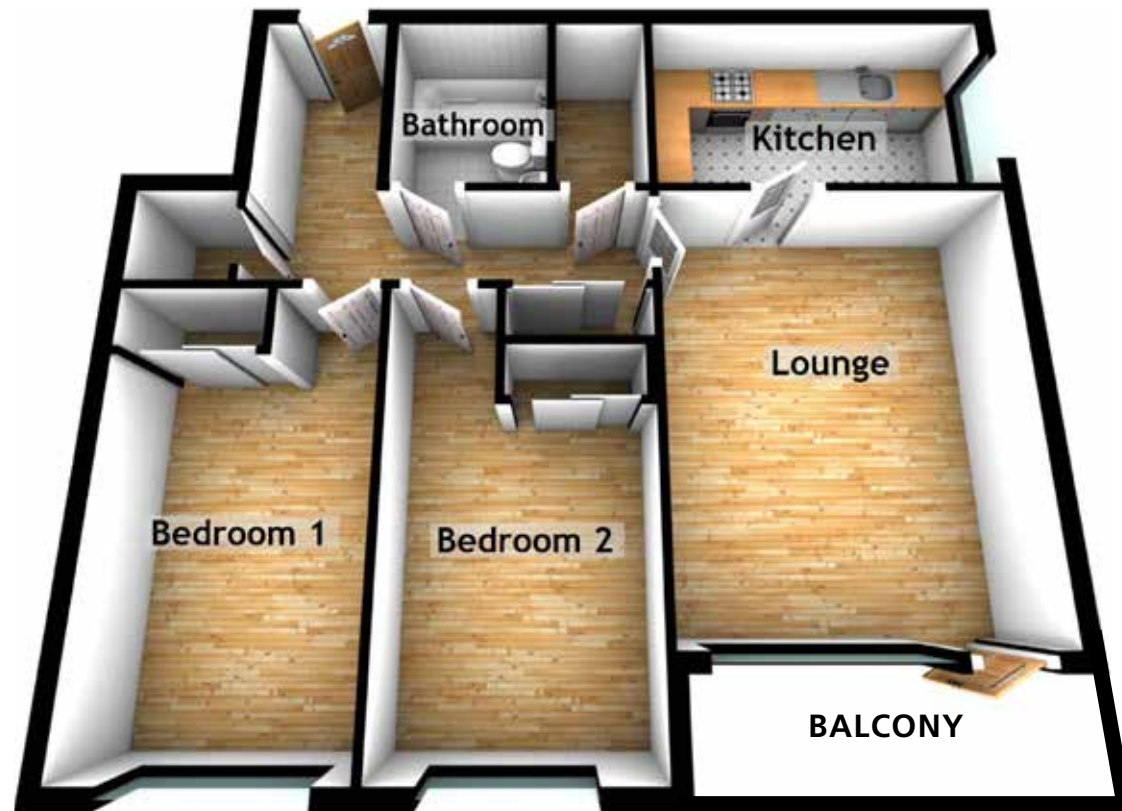
The property is presented in great decorative order throughout, leaving the new owners nothing to do, except move in and start enjoying the apartment. The accommodation consists of a very spacious and immediately impressive lounge/diner with large windows that flood the room with natural light. The lounge is big enough to accommodate a dining table for more formal dining occasions. The stylish kitchen area is finished in a lovely range of modern units in neutral tones and includes an electric oven and hob, integrated washing machine, dishwasher, and fridge freezer. It's clear to see it's been designed for both style and functionality, and the design allows also allows for a breakfast table. The two double bedrooms in this apartment are bright and spacious, with ample space for free-standing furniture along with excellent sliding wardrobes, finished in mirrored glass doors. Finally, the property is completed by the stylish bathroom, which is very contemporary and is finished in a cream white suit with an electric shower over the bath, and contemporary tiling to the walls.

The apartment is kept warm, comfortable and secure, courtesy of the double glazing, electric heating, and secure entry system. There is a large wardrobe off the hallway to keep everything neat and clutter-free. For convenience, there is a lift service to the 6th floor, and residents' parking is adjacent to the rear of the apartment building. Externally the surrounding grounds are well kept.

Early viewing is strongly advised for first-time buyers or a Buy-To-Let investor looking for a great value for money apartment, set in an ever-popular area.







# DETAILS & SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.60m (15'1") x 3.70m (12'2") |
| Kitchen   | 3.70m (12'2") x 2.00m (6'7")  |
| Bedroom 1 | 4.60m (15'1") x 2.70m (8'10") |
| Bedroom 2 | 4.60m (15'1") x 2.70m (8'10") |
| Bathroom  | 2.00m (6'7") x 1.70m (5'7")   |

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>  
EPC Rating: TBC





## VIEW FROM THE PROPERTY



  
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