

Flat 2/3, 38 Westclyffe Street

SHAWLANDS, GLASGOW, G41 2EE



ONE-BEDROOM SECOND-FLOOR FLAT
IN THE HEART OF SHAWLANDS



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Presented to the market in excellent condition, this charming one-bedroom flat on Westclyffe Street offers a wonderful opportunity to acquire a beautifully maintained traditional property in the heart of sought-after Shawlands. Benefiting from a brand new roof fitted approximately five years ago, buyers can enjoy the peace of mind that comes with a property that has been well cared for throughout.

Upon entering the home, you are welcomed by a characterful hallway featuring the property's original floorboards, which flow seamlessly through the majority of the flat, lending warmth and continuity to the overall aesthetic.

To your left, the dual aspect living room is an immediate highlight. A generous and light-filled space that draws in natural light from two aspects and offers delightful views down Waverley Gardens. The room retains its impressive high ceilings and ornate original cornicing, serving as a wonderful reminder of the period craftsmanship that makes these traditional tenement flats so enduringly popular.



Across the hallway, the kitchen occupies its original position in the property, affording the luxury of a full kitchen and separate dining area; a layout increasingly rare to find. The kitchen is fitted with an electric hob, oven and washing machine, with space provided for a freestanding fridge/ freezer. It is a practical and sociable space that will suit a range of buyers.







The bedroom is a modern and bright room, and the accommodation is completed by a well-appointed three-piece family bathroom.

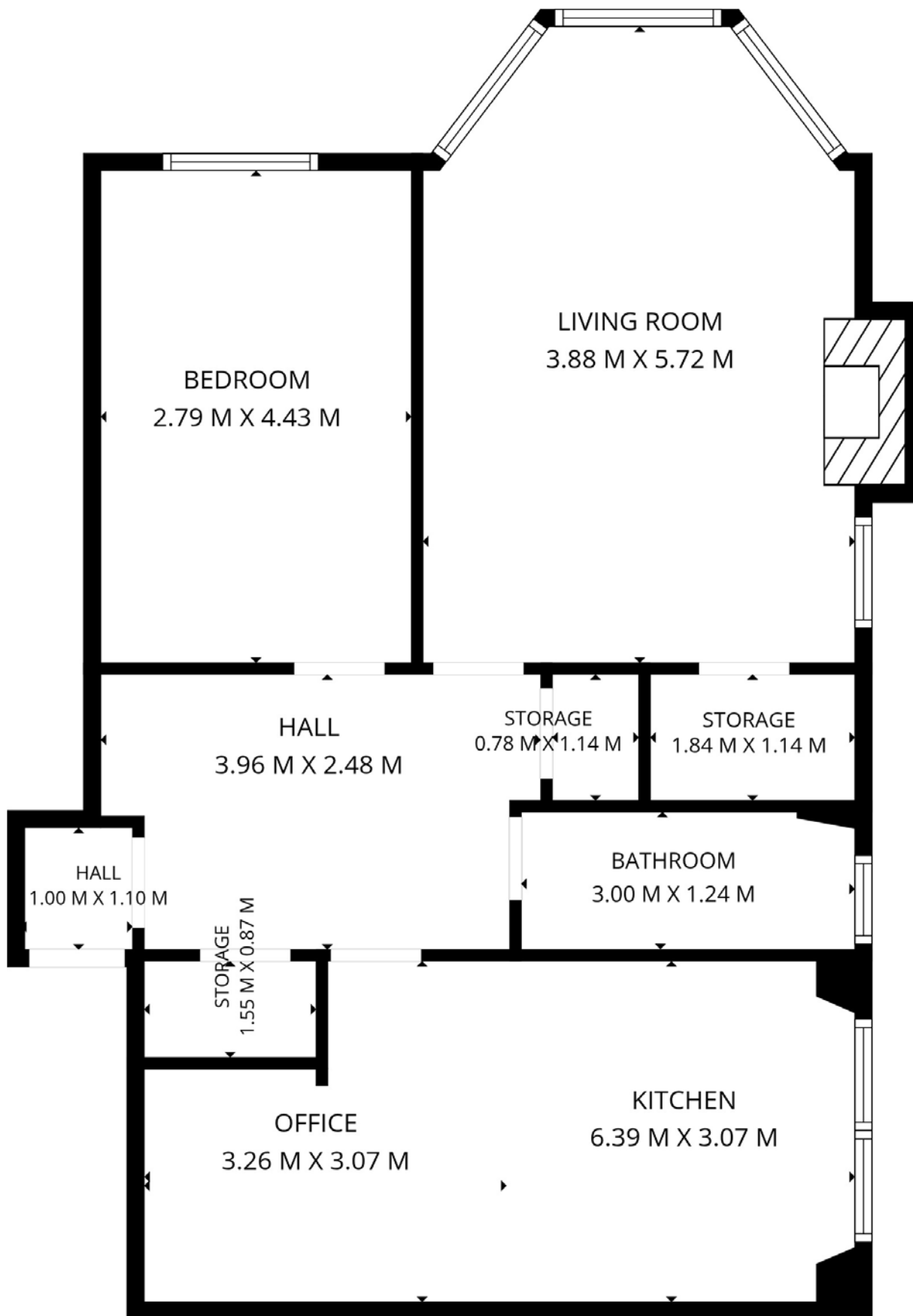




The Bathroom







Gross internal floor area (m²): 77m²

EPC Rating: C



PROPERTY VIDEO



[CLICK HERE FOR VIRTUAL TOUR](#)



Externally, residents enjoy access to a well-maintained communal garden to the rear – a welcome outdoor retreat – while on-street parking is available for those with a vehicle.



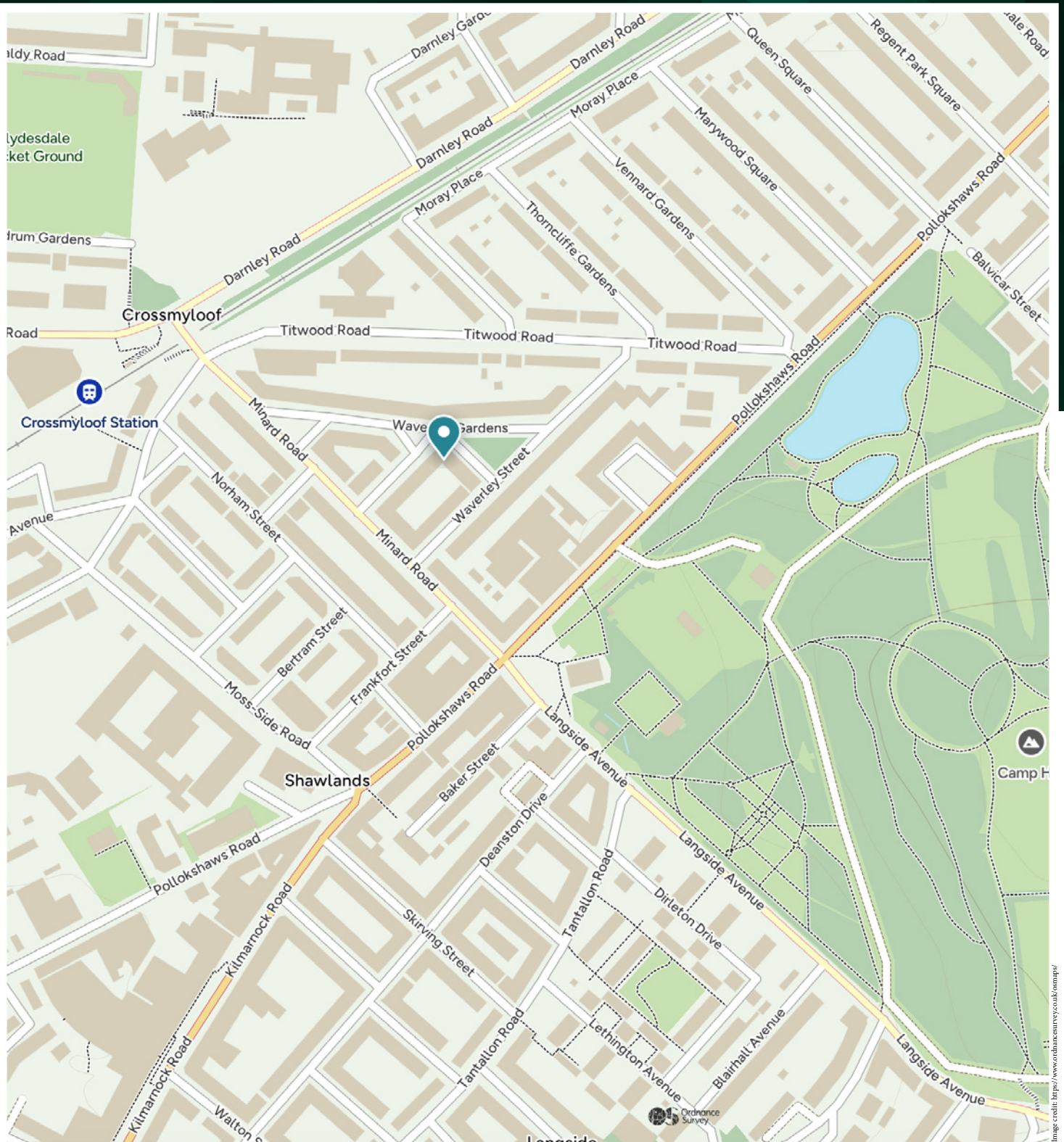




Shawlands is one of Glasgow's most popular and sought-after southside neighbourhoods, offering the perfect blend of vibrant urban living and a strong community feel. Consistently in demand among young professionals and families alike, it is easy to see why properties here are so keenly sought after.

Kilmarnock Road sits at the heart of the area and is home to an excellent selection of independent coffee shops, restaurants, bars and boutiques, giving the neighbourhood a lively and welcoming character that is hard to resist. Green space is well catered for, with both Queens Park and the expansive Pollok Country Park (home to the celebrated Burrell Collection) within easy reach. Transport links are excellent, with Shawlands train station providing swift and regular services into Glasgow Central, complemented by strong bus connections throughout the wider city.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
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