



PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS



Pollokshaws Road  
Glasgow  
G41 2AB

1



1



1



## Offers Over £110,000

This well-presented 1st floor flat offers bright and spacious accommodation and is ideally suited to first-time buyers, down sizers, or buy-to-let investors.

The property forms part of a traditional red sandstone tenement building which has been well maintained and is situated in a great location adjacent to all amenities and within easy reach of Shawlands, Strathbungo and the city centre. The building itself has a pitched re tiled roof and is accessed via security controlled front door which opens to a well presented communal close with stairs to all levels. On the first floor half landing there is a rear door opening to a communal area which is level and is an open space where residents can sit out.

Internally the apartment is beautifully presented with a lovely characterful interior which has been thoughtfully put together with some fantastic original features which combine to make this a most desirable property and would make an excellent home for the successful purchaser.

Traditional wooden front door with stained glass window opens to a beautifully decorated hallway with stripped wooden floor and a useful storage cupboard to one side.



## Home Report Valuation £120,000

Council Tax Band B

EPC Rating C





The main lounge is front-facing and particularly impressive featuring stripped wooden floors, bay windows and well-maintained wall finishes with some lovely features including period style light switches and tiebacks. A cleverly created elevated sleeping area is positioned off the lounge in the recess area and this comes complete with fitted bed base which is hinged and as storage underneath which helps create a stylish and practical living arrangement.



The kitchen has an excellent range of floor and wall units with a further bank of units at the far side in the recess area which makes this a fantastic space. There are wooden worktop surfaces with inset sink and mixer tap and a built in gas hob and electric cooker and a wall mounted boiler concealed behind kitchen unit. Further wall mounted open shelving, window to the front and a pulley

The bathroom is equally impressive and features a shower enclosure with classic style shower and head, Victorian style high level cistern with chain flush and an impressive sink with recessed tap. Window to front and half height tiling.

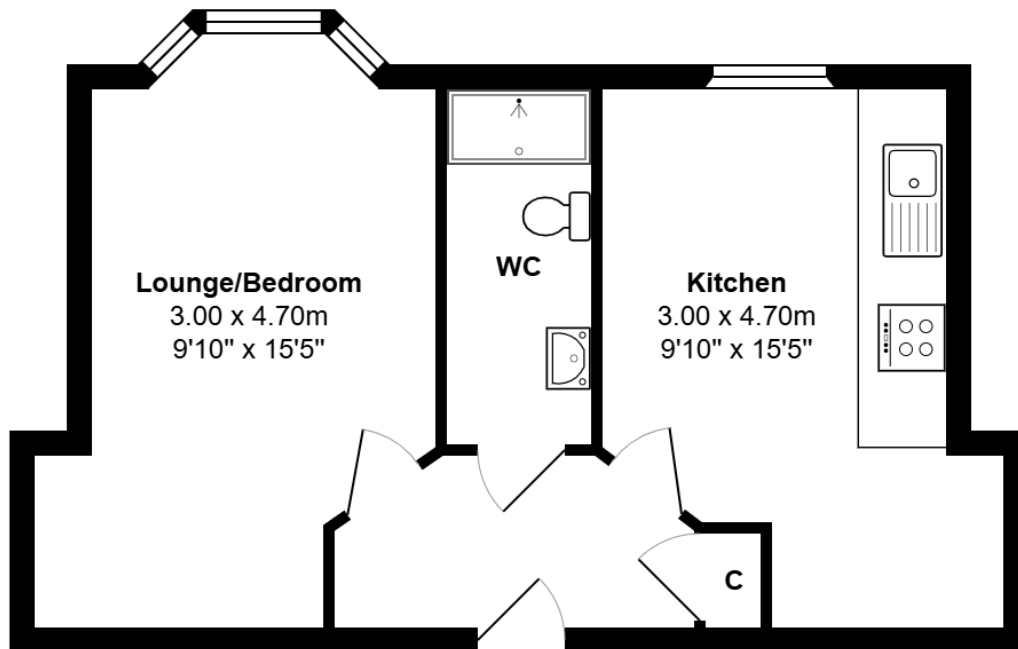


The property further benefits from gas central heating, double glazing and security controlled entry.

## Vendor Comments

*This has been a great flat and a brilliant place to stay but due to work relocation I need to sell but hope new buyer has the same enjoyment I had.*

Flat 1/2, 663, Pollokshaws Road, Glasgow, G41 2AB



Total Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Situated in a sought-after pocket of the Southside, this flat is just moments from an array of local shops, eateries, and cafes. Excellent public transport options, including nearby bus and rail links, make commuting to Glasgow city centre swift and convenient. The nearby M77 and M8 motorway networks are also easily accessible.





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

**Glasgow**   Stirling   Helensburgh   Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
0141 943 1110

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

