






PROPERTY
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Skirving Street
Shawlands
G41 3AB

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Offers Over £179,000

A bright and airy top (2nd) floor one bedroom tenement flat in the heart of Glasgow's Shawlands.

This location is known for independent cafes, restaurants, bars, and shops especially along Kilmarnock Road which is just 100 yards away.

The property is built with a blonde sandstone exterior, a pitched roof, and offers a great outlook from the lounge via large bay windows. The property is entered via a security controlled main door.

To the rear, well-kept communal grounds provide a low-maintenance outdoor space, featuring a small garden area, clothes drying poles, and a neatly enclosed bin store.

Internally, the property has bright spacious rooms and an attractive interior including high ceilings and great storage throughout.

The lounge has neutral decor and appealing wooden doors. It features large bay windows that generate great natural light and a marble effect fireplace that helps create a warm atmosphere.



Home Report Valuation
£190,000



The fully fitted kitchen is large, with ample space for a dining table and free standing appliances. It offers great storage with a range of base and wall-mounted units with chrome handles. There is a free standing gas cooker, and the counter top is smooth, laminated, and in great condition. The boiler is also located on the back left wall of the kitchen.



The double bedroom, with its feature traditional fireplace, is another bright and spacious room. It has plenty of space for a large bed and free standing furniture

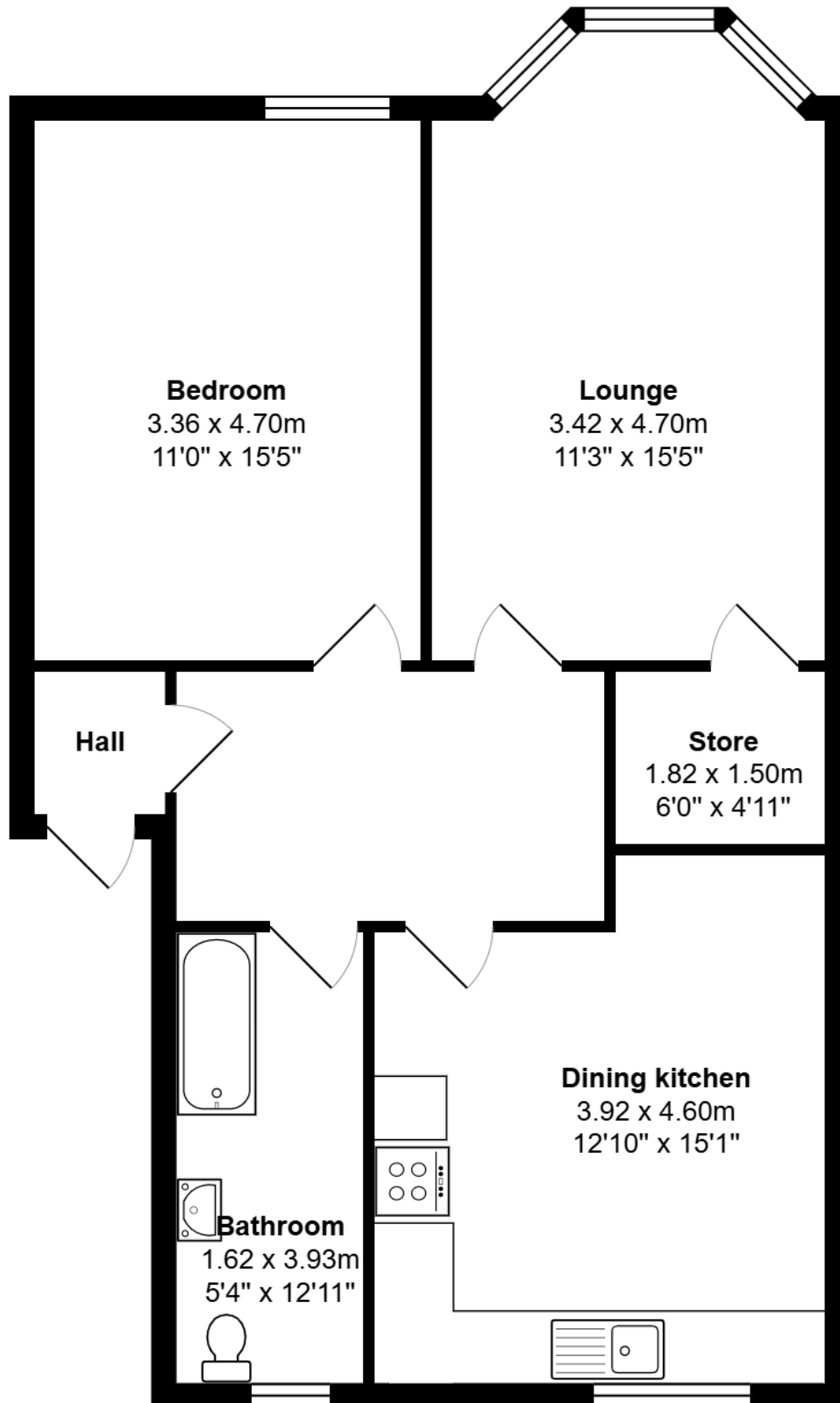
The bathroom is located beside the kitchen and has a large bath with an overhead shower. It includes useful cabinet storage below the window and is tiled throughout.



The property further benefits from a large, walk in storage room off the lounge and a convenient entrance vestibule for jackets and footwear. Additionally, the property has gas central heating and is double glazed throughout.

Vendor Comments

Shawlands has a deserved reputation as a great place to live. There is so much right on the doorstep of this property from independent coffee spots to great places to eat, as well as easy access to green space. There is a real sense of community while still feeling vibrant and well connected to the rest of the city. It is a fantastic place to live which will surely appeal to a wide range of potential buyers



Location

Skirving Street itself is situated in the heart of Shawlands, close to an impressive range of local amenities, including independent shops, popular restaurants, cafes and bars. Transport links are also enviable, with frequent bus and rail services close by, as well as easy access to the M77 and M8. The beautiful Queens Park is within walking distance, providing a green space to soak up the summer sunshine.





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