



0/1, 38 MINARD ROAD | SHAWLANDS





0/1, 38
Minard Road
Shawlands

An excellent one bedroomed, ground floor flat situated in the heart of Shawlands.

Enjoying a range of period features and easy access to everything that Shawlands has to offer.

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DESCRIPTION

An excellent one bedroomed, ground floor flat situated in the heart of Shawlands.

Enjoying a range of period features and easy access to everything that Shawlands has to offer.

This red sandstone tenement building, having been owned by the current owner for over 30 years, is accessed via secure door entry system into a well-kept communal close which is maintained by a factor.

The accommodation of the flat itself comprises welcoming reception hallway with cupboard off, spacious lounge with cornicing and original floorboards, modern galley style kitchen with a range of base and wall mounted units and tiled splashback, double sized bedroom one with cornice plaster and original floorboards and tiled bathroom with white three piece suite, vanity unit and electric shower.

The property also benefits from double glazing, gas central heating and a neutral decor throughout. Externally there is a communal rear garden.

Shawlands is considered by many to be the "brunch capital" of Glasgow. While the brunch spots are excellent and numerous, there are also a wide range of other amenities including restaurants, bars, parks and much more. This flat is perfectly situated to enjoy everything that Shawlands has to offer, including Queens Park at the end of the street as well as excellent transport links with Crossmyloof station across the street.



OUTGOINGS

Council Tax Band Category: B
EPC Rating: D

POSTCODE G41 2HW

VIEWINGS

Viewings are available by appointment only. Please call 0141 406 4999 or email shawlands@rettie.co.uk



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