

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.

This red sandstone tenement building, having been owned by the current owner for over 30 years, is







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





MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that they have satisfied themselves to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

PROOF AND SOURCE OF FUNDS / ANTI MONEY LAUNDERING

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



0/1, 38 MINARD ROAD | SHAWLANDS



196 Kilmarnock Road Glasgow G41 3PG 0141 406 4999 shawlands@rettie.co.uk

www.rettie.co.uk

Lumburgh

IVICII 03C

Berwick Upon Tweed

Newcastle Upon Tyne

London