


Kilmarnock Road | | Glasgow | G41 3YT

## Offers Over £145,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Kilmarnock Road.

An immediately impressive, traditional blonde sandstone fronted flat in true walk-in condition.

Property Description
This fantastic second-floor flat, set in the heart of Shawlands, one of Glasgow's most sought-after and vibrant South Side neighbourhoods, beautifully combines classic period charm with comfortable modern living, ideally suited to first-time buyers, professionals and those looking for a conveniently located Glasgow home.

From the block's secure entry door, you enter the communal hallway with traditional features. Up the stairs, you reach the flat's main door on the second floor. Entering the flat, you reach the welcoming reception hall via the entrance vestibule, with access to all rooms. At the front of the property is a bright, spacious lounge with a storage cupboard, benefiting from a large bay window that provides lots of natural light and an open outlook over Shawlands Arcade. The dining kitchen features a range of floor- and wall-mounted units with contrasting worktops and a dining recess. The tastefully decorated double bedroom also sits to the front with a walk-in storage cupboard. The property is completed by a family bathroom with a three-piece suite, shower over bath, and a tiled wall splashback.

It is clear to see the current owners have spent a lot of time and effort creating this exceptional flat.

The property further benefits from Gas Central Heating, Double Glazing and well-kept communal rear gardens.

Kilmarnock Road itself provides an array of local amenities including supermarkets, shops, bars, restaurants and transport links. Within walking distance is the popular Queen's Park, with its family-friendly play areas and naturalistic walks. The property sits within the catchment area for highly regarded local schooling in both junior and senior levels.

The M74, M77 and M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other nearby locations.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.











