



# THE PROPERTY

1 | BEDROOM    1 | BATHROOM  
1 | PUBLIC ROOM

**A creatively reconfigured and easily accessible traditional ground floor flat, offering a leafy outlook and modern specification.**

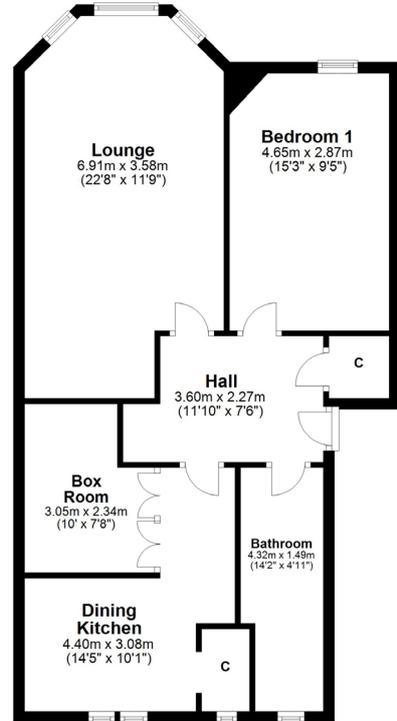
- Ground floor flat
- Bay window lounge with dining recess
- Large double bedroom
- Modern kitchen with utility and box room
- Attractive bathroom
- GCH, DG, private garden space to front

## Amenities

The property is positioned within walking distance of shops and amenities on Kilmarnock Road and Pollokshaws Road where thriving restaurants, coffee shops and delicatessens be found. The thriving suburb of Strathbungo is a short walk to the north west.

Recreational pursuits are varied namely at Queens Park where nature walks/trails, all weather football pitches and tennis courts can be found. Frequent public transport provides rapid commuter access to centre.





SS3959 | Sat Nav: 18 Edgemont Street, Shawlands, Glasgow, G41 3EN

All measurements and distances are approximate.  
Floorplans are for illustration purposes and may not be to scale.

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)



WE'RE **SOLD** ON YOUR FUTURE

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