



# THE PROPERTY

2 | BEDROOMS    1 | BATHROOM  
1 | PUBLIC ROOM

Occupying a delightful garden level position within this sought-after conservation pocket, a charming lower conversion which has been systematically refurbished and upgraded by the current owners and is now presented for sale in truly “walk-in” condition.

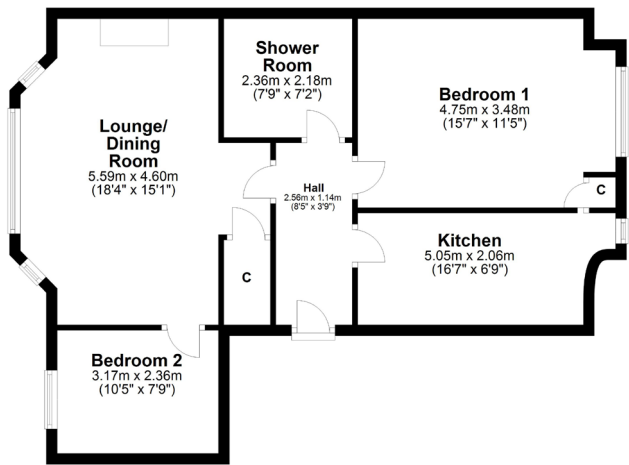
- Garden flat conversion
- Two double bedrooms
- 18-foot lounge/dining room
- South-facing rear communal gardens
- Modern fitted kitchen
- Secure entrance system
- Private off-street parking

## Amenities

The property is positioned within walking distance of shops and amenities upon Pollokshaws Road, where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks and Spencer’s store at Queens Park, the Morrisons store at Crossmyloof or Newlands, or The Avenue shopping mall in Newton Mearns. The shopping mall at Silverburn Pollok is a short drive to the South West.

Recreational pursuits are varied in nearby Queen’s Park where nature walks/trails, all-weather football pitches and tennis courts, a Glasshouse and a fortnightly farmer’s market can be found. Frequent public transport provides rapid commuter access to the City Centre. The local railway station is approximately 200 yards.





SS3966 | Sat Nav: 5 Queen Square, Strathbungo, Glasgow, G41 2BG

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

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