



# THE PROPERTY

**3 | BEDROOMS    1 | BATHROOM**  
**2 | PUBLIC ROOMS**

Occupying a particularly private position in a quiet Langside address, this main door upper conversion provides some excellent qualities. Blairhall Avenue dates from the late 1800's and is on the doorstep of Queens Park as well as some flourishing local amenities.

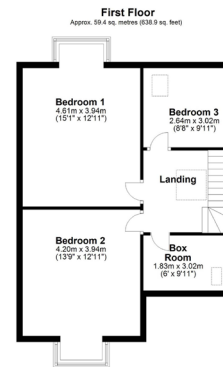
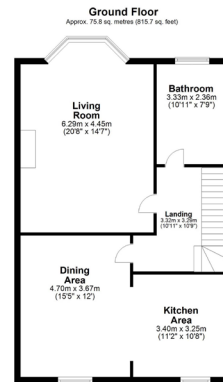
- Upper duplex conversion
- Open plan dining kitchen
- Large bay windowed living room
- Four piece bathroom suite
- Peaceful cul-de-sac address
- 150 yards to Queens Park

## Amenities

11 Blairhall Avenue is in close proximity to thriving shops, bars, coffee houses, bakeries and restaurants. A Morrisons, a Co-op, a Tesco and an M&S store are within one mile of the property. Queens Park hosts a Farmers' Market on the 1st and 3rd Saturday of each month whilst recreational space, tennis courts and football pitches are readily available. Shawlands Civic Square is also nearby, designed to offer a destination for markets, dance, craft events, speakers and debate.







**SS3992** | Sat Nav: 11 Blairhall Ave, Shawlands, G41 3BA

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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