



**1/2, 11 GLENCAIRN DRIVE**

POLLOKSHIELDS

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2 | BEDROOMS

1 | BATHROOM

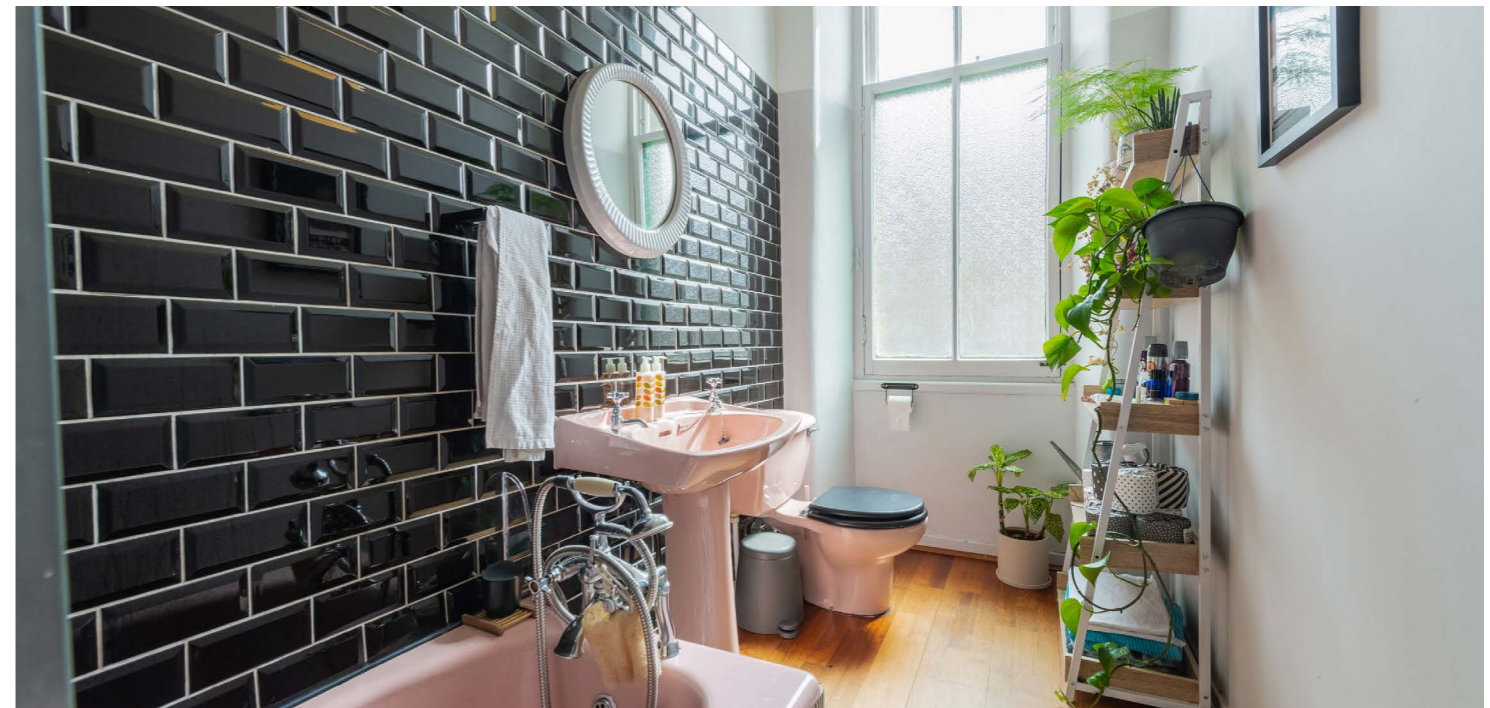
1 | PUBLIC ROOM

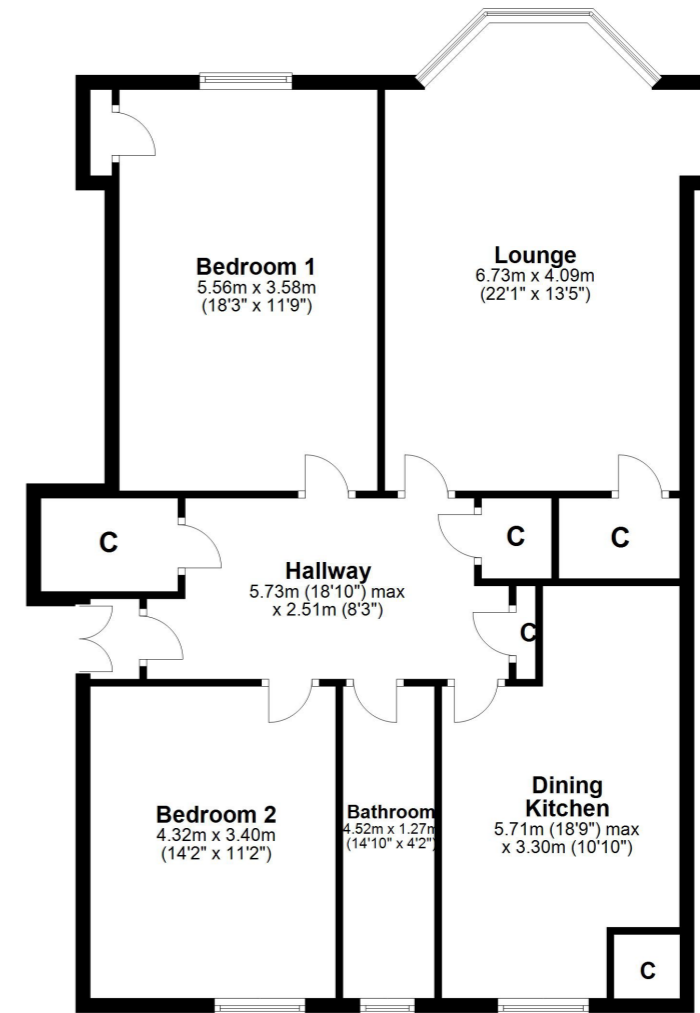
**Occupying a lovely position in Pollokshields with leafy open outlook to the front, this stunning flat is presented in great order with an array of original features.**

Occupying a prominent first floor position in a red sandstone building on Glencairn Drive, a spacious two bedroom townflat with bright open views. The property has been thoughtfully upgraded by the current owners and is perfectly positioned next to thriving local amenities on Nithsdale Road and in nearby Strathbungo.

The accommodation extends to well maintained residents' stairwell via door entry system, entrance vestibule, reception hallway with drying pulley and three storage cupboards adjacent and a beautiful bay windowed lounge with gas fireplace detail and walk-in storage cupboard (currently used as home office). The kitchen has been recently modernised to include a great range of units, breakfast bar, integrated appliances and custom seating in the dining recess with cleverly designed storage beneath and walls that have been hand painted by a local artist. There are two large double bedrooms and the bathroom has an art deco feel, with three piece suite, shower over bath and attractive black tiling.

The specification includes gas central heating, secure entry system and single glazed timber cased windows. An impressive rear garden is shared by residents in the building and accessed from the common close at ground floor.





11 Glencairn Drive is within walking distance of many amenities on Nithsdale Road/Kildrostan Street where coffee shops, restaurants, gastropubs and boutiques are found. More extensive amenities are available at the Sainsbury's store on Darnley Road or the Crossmyloof Morrisons store.

Local recreational pursuits are namely at Queens Park, Maxwell Park or Pollok Park (all within one mile from the property). Transport links are in plentiful supply with Pollokshields West train station being the last stop of the Cathcart Circle before Glasgow Central. There are also a number of regular bus routes locally whilst the M77 and M8 connect Glasgow to the motorway network.

**SS4129** | Sat Nav: 11 Glencairn Drive, Pollokshields, G41 4QP

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



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