



2/1, 18 MOUNT STUART STREET
SHAWLANDS

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

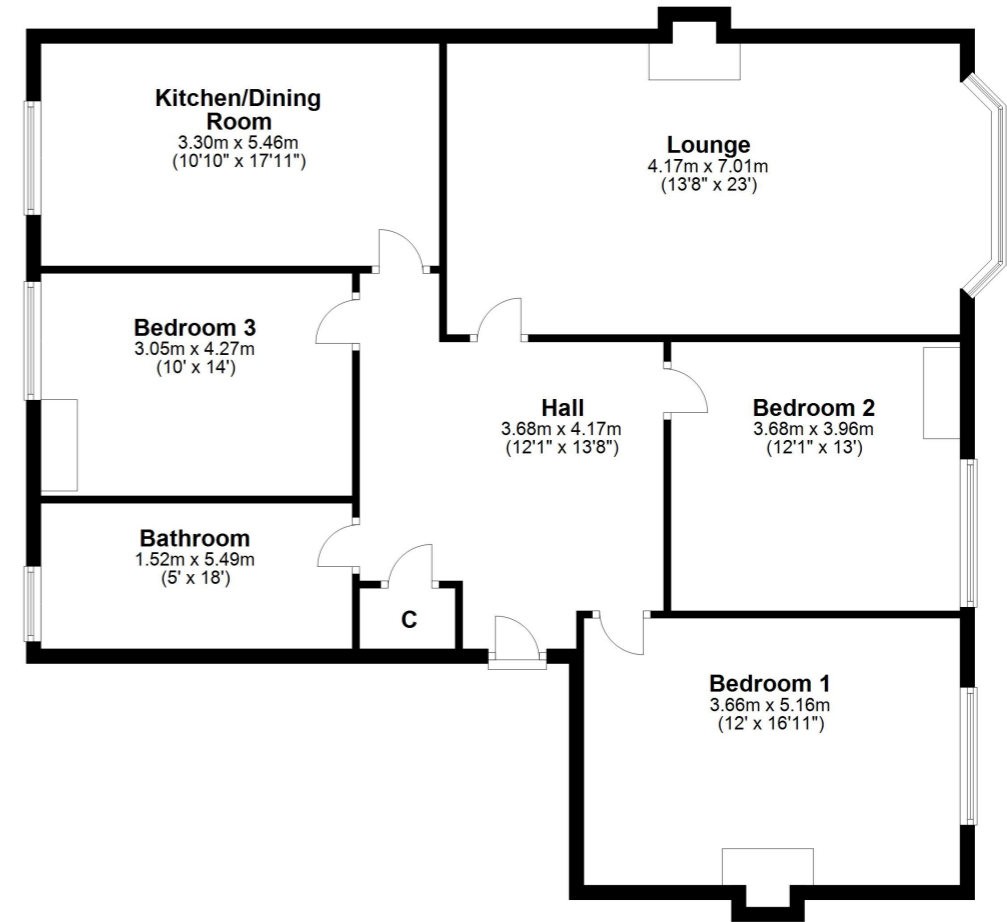
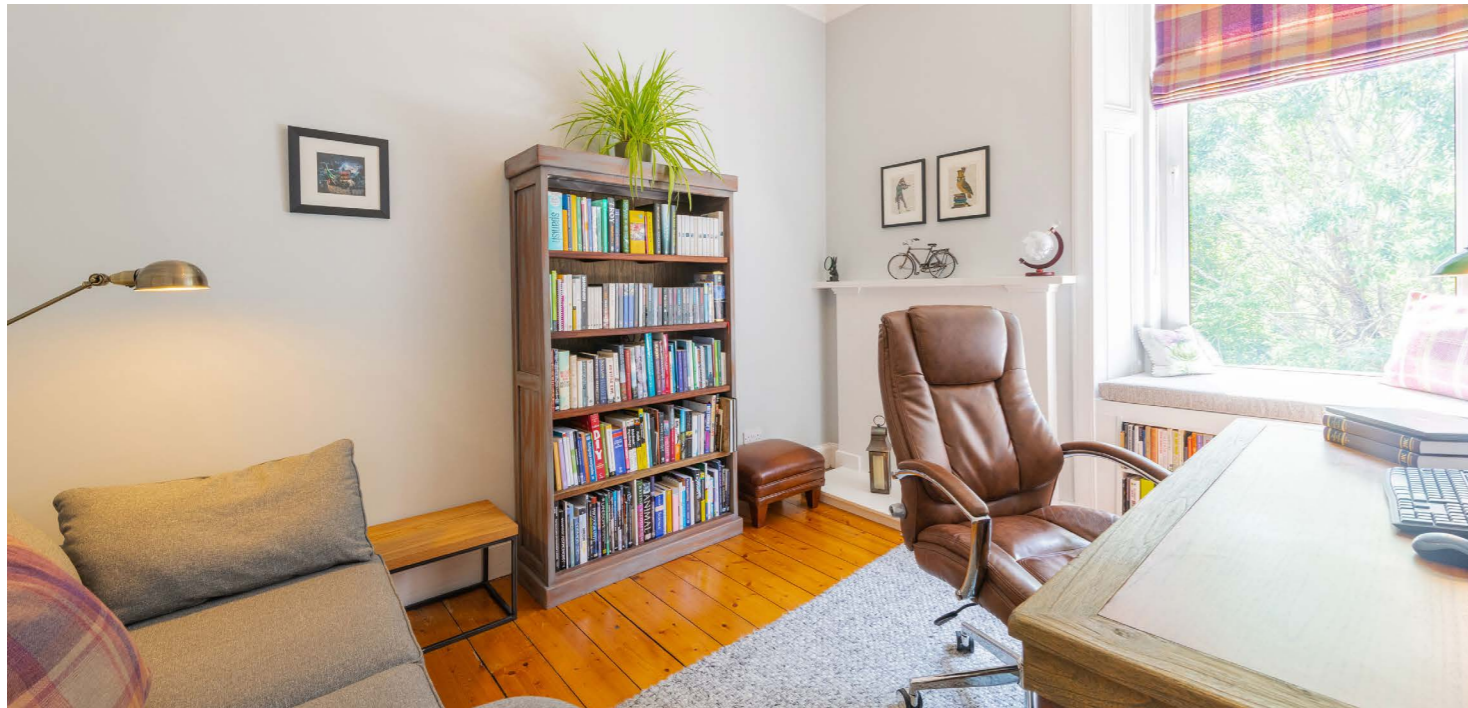
A beautiful top floor blonde sandstone tenement flat enjoying a highly convenient location.

This top floor traditional tenement flat located in highly desirable Shawlands has been meticulously maintained and upgraded by the current owners to an exacting standard, providing a brilliant mix of steeped in original features and modern styling. The flat could not be better situated for all nearby facilities, amenities and transport links.

Accessed via a secure entry buzzer system into a well-maintained common stairwell, the flat itself is entered by way of an original storm door and inner front door complete with feature stained glass panels. A spacious rectangular reception hallway, which can easily be used as a formal dining space, leads on to three generous double bedrooms, one currently utilised as a home office and all with decorative fireplaces, traditional cornicing and original wooden flooring. The accommodation extends to an impressive bay windowed lounge with working focal point gas fireplace, dining kitchen with integrated dishwasher, Samsung washing machine and fridge/freezer, and a contemporary main bathroom with large walk-in shower (recently upgraded) and freestanding roll-top bath. The specification of the property includes a modern combi gas boiler, Hive active heating system, updated smoke alarms to adhere with new regulations, and benefits from double glazing throughout.

Externally the subjects enjoy South facing communal well-maintained garden with drying green and separate patio area. The flat also benefits from a private secure storage cellar and the locally renowned community garden backing onto the communal garden. It is also worthy of note that the block is factored by 91 BC.





18 Mount Stuart Street is located in close proximity to numerous shops, bars, coffee houses and restaurants in the heart of Shawlands, as well as local nurseries, Primary and Secondary schools. It also has convenient public transport links to Glasgow city centre and is easily accessible for M8, M74 and M77. Queens Park is a short walk away, hosting recreational space, play park, tennis courts and football pitches. Shawlands Civic Square is also around the corner, designed to offer a destination for local markets and craft events.

SS4167 | Sat Nav: 18 Mount Stuart Street, Shawlands, G41 3YL

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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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