



14B REGENT PARK SQUARE

STRATHBUNGO

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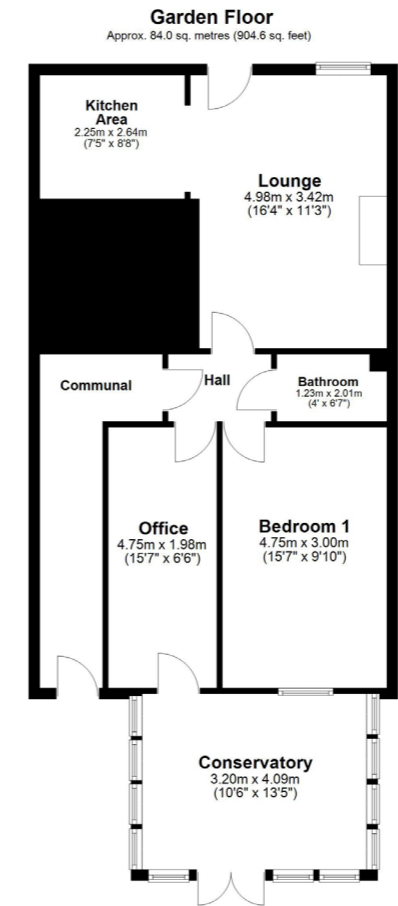
1 | BEDROOM
1 | BATHROOM
2 | PUBLIC ROOMS

Positioned at garden level in a sandstone townhouse building, this conversion is found in the Strathbungo conservation district. The building was split some years ago to house two dwellings on the doorstep of numerous amenities and regular public transport options.

Access is gained via a private door from the front garden opening immediately into a large lounge formed on an open plan basis to the kitchen area. An internal hallway then leads to a three-piece bathroom suite, a double sized bedroom and a home office/spare room which opens into the rear conservatory. A common hallway shared with the property upstairs has a private storage cupboard pertaining to the garden flat. It should be noted that the property upstairs is also available for sale. The specification includes gas central heating (new boiler June 2022) and double glazing. The majority of the front garden belongs to the flat and provides a terrific space for prolonged sunny periods in the summer months. To the rear of the building is a communal garden shared with the property upstairs.

Amenities

14b Regent Park Square is close to scores of independent restaurants, coffee houses, shops and bars as well as supermarkets. Queens Park is only 300 yards away providing recreational space and a fortnightly farmer's market. Pollokshields tennis and bowling clubs are within easy reach, as are Pollok Park and Maxwell Park. Pollokshields West train station is less than five minutes' walk and is the last stop before Glasgow Central Station. Crossmyloof and Queens Park train stations are also within half a mile of the front door.



Total area: approx. 84.0 sq. metres (904.6 sq. feet)

Sat Nav:
 14b Regent Park Square, Strathbungo, G41 2AG
SS4188

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

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