



0/2, 97 FOTHERINGAY ROAD

POLLOKSHIELDS

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3 | BEDROOMS

2 | SHOWER ROOMS

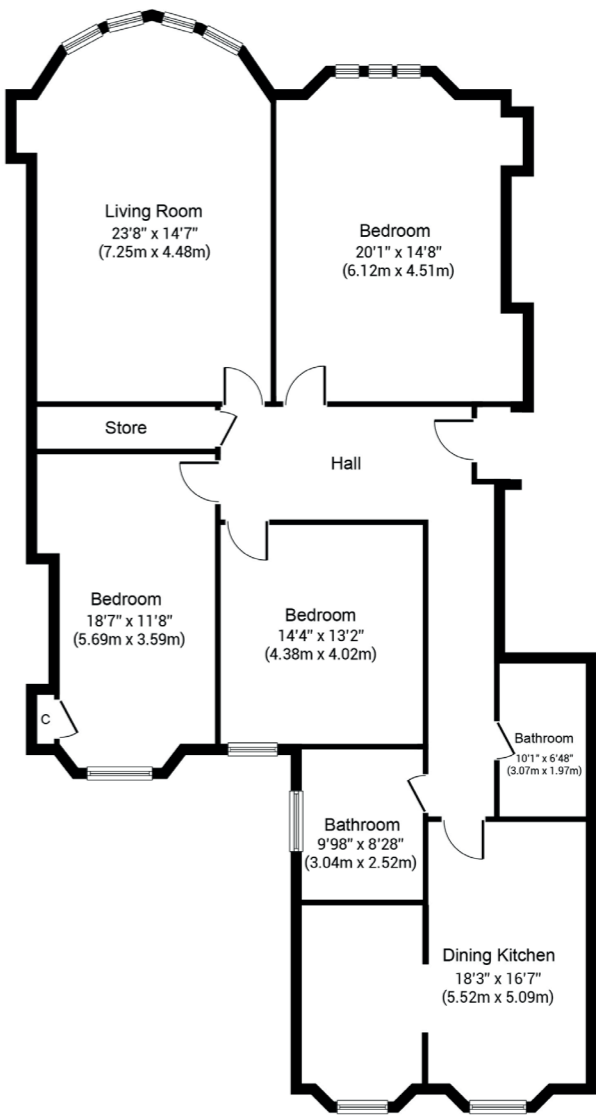
1 | PUBLIC ROOM

This outstanding ground floor flat provides four versatile apartments, contemporary finishes and an exceptional dining kitchen.

The accommodation includes: resident's close to ground floor level, vestibule via storm doors, large reception hallway and a tremendous bow windowed lounge with feature gas fireplace. There are three generous double bedrooms (one presently a second public room) and then the rear hallway leads to an impressive dining sized kitchen. Integrated items in the kitchen include an induction hob, fridge/freezer, dishwasher, washing machine, oven and grill oven. There are two sleek shower rooms accessed from the hallway, a rarity in these properties and a clever creation by our client who sacrificed the original butler's pantry to house the second shower room.

The specification includes an audio door entry system, gas central heating and double glazed windows to the rear. There is underfloor heating in the kitchen and in one of the shower rooms as well as two working gas fires in the living room and front bedroom. A walk-in cupboard off the hallway allows for storage space and a floor hatch in the cupboard gives access into a large subfloor area. The building is factored by a reputable Glasgow firm and an enormous rear garden shared with various neighbours is accessed from the common close. Further storage is found in the form of a private cellar.





97 Fotheringay Road is less than half a mile from shops in Pollokshields and Strathbungo where independent coffee houses, restaurants and bars can be found. Recreational pursuits are available at Maxwell Park, Pollok Country Park and Titwood Tennis Club. Maxwell Park or Pollokshields West train stations are within 400 yards of the front door, Shields Road underground station is one mile away and the M77 connects the Southside of Glasgow to Scotland's motorway network.

SS4531 | Sat Nav: 97 Fotheringay Road, Pollokshields, G41 4LH

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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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