



**4/2, 12 HAGGS GATE**

POLLOKSHIELDS

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**Occupying a prominent penthouse level position and enjoying direct Westerly aspects across Pollok Park this significant 3 bedroom penthouse extends to 1216sqft or thereby and forms part of the Park Grove development by Westpoint Homes circa 2018.**

Internally the standard of finish can only be described as impeccable. Early internal inspection is imperative to appreciate the extent, standard and flexibility of accommodation on offer at this asking price.

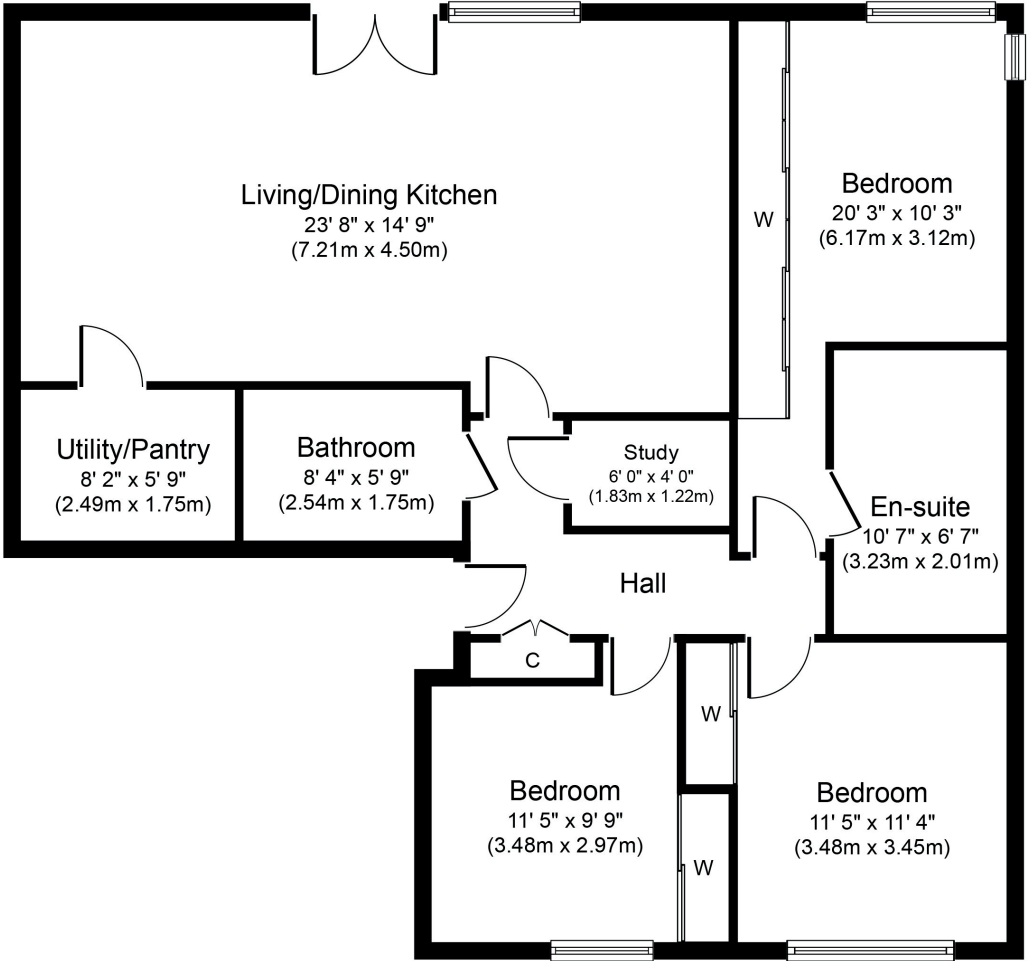
Complete accommodation extends to: carpeted residence vestibule, lift access to top floor landing, private welcoming hallway with inbuilt storage and useful home office / study, substantial main lounge, open plan dinning room, open plan fitted / integrated kitchen with dedicated utility room adjacent, double leaf French doors from the main lounge allows access to a full width private sun terrace looking West over Pollok Park. Large master bedroom with custom inbuilt wardrobes and luxury en-suite shower / bathroom, bedroom 2 / guest bedroom, bedroom 3 / nursery, separate main house bath / shower room. The specification includes gas central heating with heat recovery pump / system, high performance double glazing, security door entry, residents lift access. The flat itself benefits from extensive inbuilt storage and the remaining term of the NHBC guarantee.

Externally the property sits within well maintained landscaped residence grounds with bin storage facilities and private residents parking









The property is positioned within walking distance of shops and amenities in central Shawlands where thriving coffee shops, restaurants and delicatessens can be found more extensive amenities are available at the Marks and Spencer's at Queens Park, Morrisons store at Crossmyloof or Newlands, the shopping mall at Silverburn is a short drive to the West. Recreational pursuits are varied mainly at Clydesdale cricket ground, Maxwell Park, Pollok Country Park where Pollok House and the world famous Burrell collection can be found, also Bellahouston Ski & Sports Centre. Schooling is available locally at Hutchesons Grammar and also the renowned Glasgow Gaelic school.

**SS4535** | Sat Nav: 12 Hags Gate, Pollokshields, G41 4B

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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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