



0/2, 12 RAWCLIFFE GARDENS
LANGSIDE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

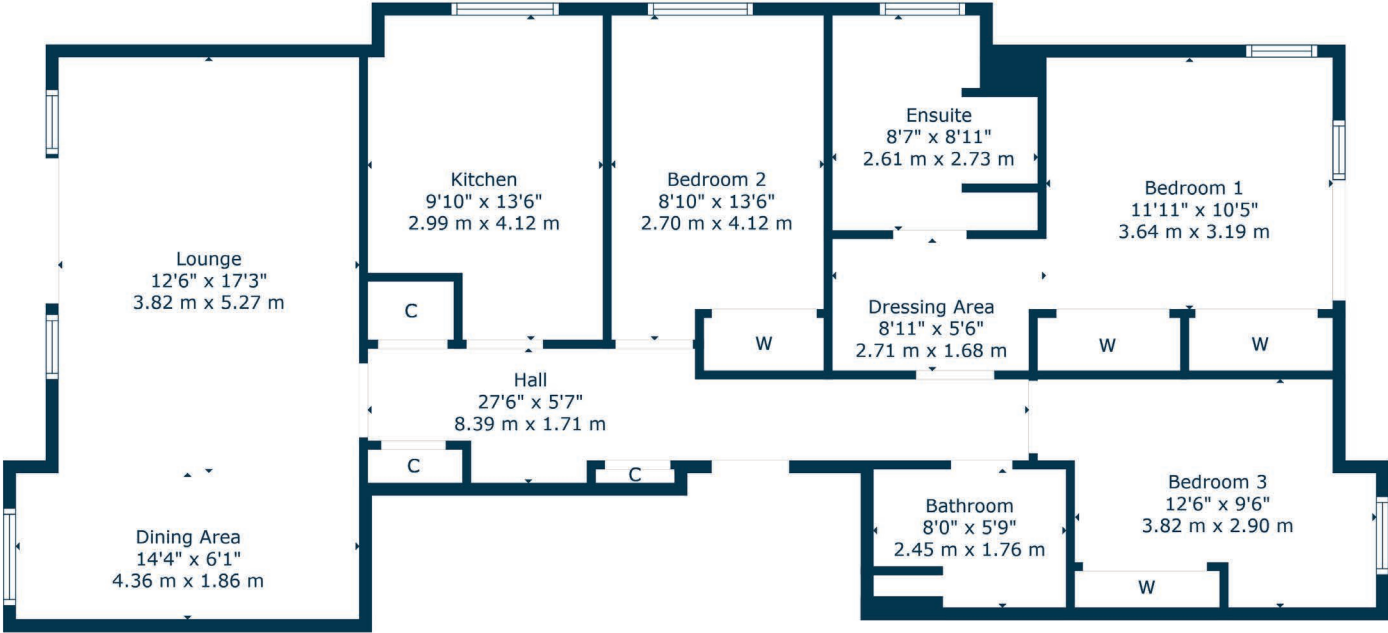
Enjoying a fantastic, secluded position within the beautifully presented Rawcliffe Gardens development, this easily accessible ground floor flat also has direct access to private enclosed gardens.

Occupying an easily accessible ground floor position with attractive views over the gardens and to the side over Millbrae Road and beyond, a substantial 3 bedroom contemporary flat extending to over 1200 square feet. Constructed circa 2012 by Messrs West Point homes, the block sits within beautifully manicured, three acre, walled resident's grounds with nature walks and allotments. The apartment benefits from gas fired central heating, double glazing, high specification kitchen and sanitary ware by Porcelanosa.

The complete accommodation extends to; residents entrance with lift access to each floor, private welcoming hallway with a wealth of built-in storage, substantial main lounge/dining room with French doors to private enclosed gardens, modern fitted breakfasting kitchen, substantial master bedroom with a wealth of built-in wardrobes and luxury en-suite bathroom, bedroom two/guest bedroom, bedroom three/study and separate main house shower room.

Externally the property benefits from allocated residents parking, guest parking, covered bin storage area and secure bike store.





The property is positioned within walking distance of shops and amenities upon Langside Place and Kilmarnock Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks and Spencer's store at Queens Park, the Morrisons store at Newlands, and the shopping mall at Silverburn Pollok is a short drive to the South West.

Recreational pursuits are varied in nearby Queen's Park which has nature walks/trails, all-weather football pitches and tennis courts. Frequent public transport provides rapid commuter access to the City Centre. The M77 Connects the South side of Glasgow to Scotland's motorway network, Glasgow International airport and beyond.

SS5040 | Sat Nav: 0/2, 12 Rawcliffe Gardens, Langside, G41 3DA
(Turn right at entrance)

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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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