



0/1, 11 BATTLEFIELD GARDENS
BATTLEFIELD

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2 | BEDROOMS
1 | BATHROOM
1 | PUBLIC ROOM

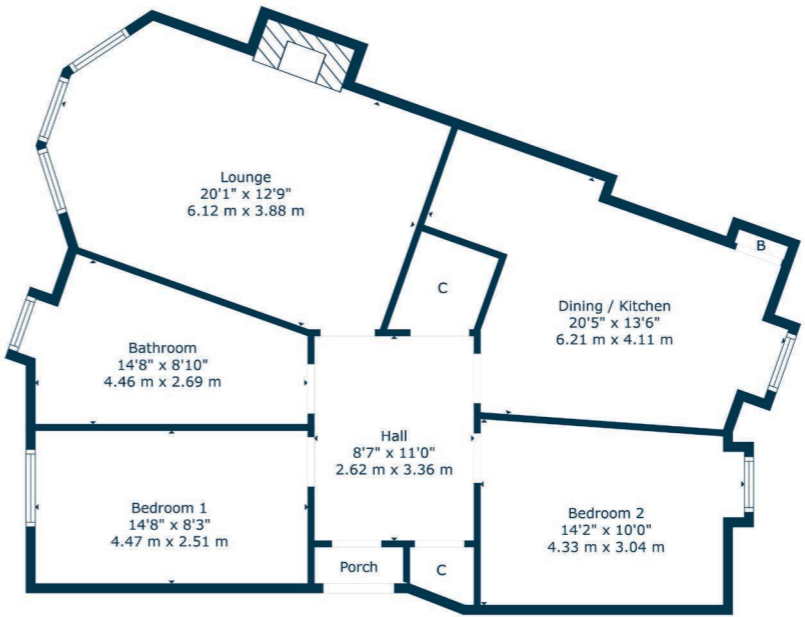
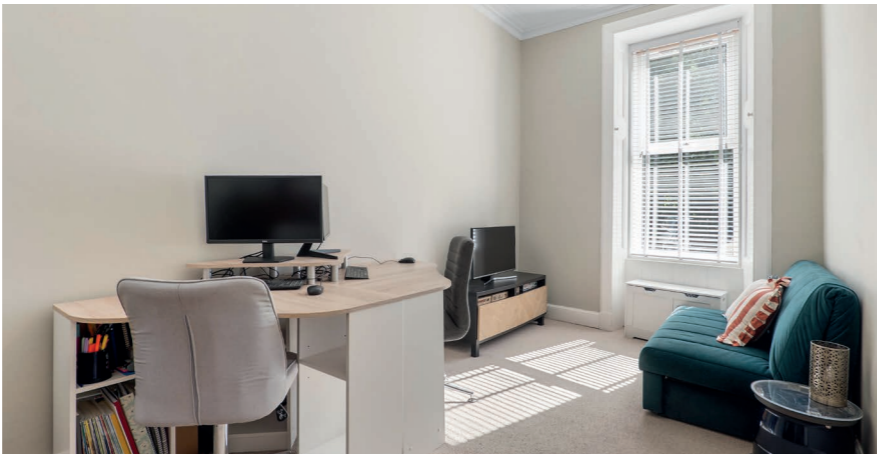
An incredible larger style ground floor full two bedroom flat, presented to the market in fantastic order, nicely positioned in a quiet no-through road with central gardens, and round the corner from thriving amenities and transport links.

- Well presented ground floor flat
- Broad hallway with storage cupboard
- Large lounge with feature fireplace
- Modern fitted dining kitchen
- 2 Double bedrooms and beautiful bathroom
- Gas central heating, double glazing, secure entry system

Amenities

The property is positioned within walking distance of shops and amenities upon Sinclair Drive and Battlefield Road where thriving coffee shops, restaurants and local bakeries can be found. There is a recently opened M&S store around the corner, and a Tesco's store at Battlefield monument. Further shops and facilities are available in nearby Shawlands and Strathbungo.

Recreational pursuits are varied in nearby Queen's Park where nature walks/trails, all-weather football pitches and tennis courts, a Glasshouse and a fortnightly farmer's market can be found. Frequent public transport services provide rapid commuter access to the city centre, with Mount Florida train station being a 0.4 mile walk. The M77 motorway at is also within easy reach, giving access to the Glasgow motorway network.



Sat Nav:
0/1, 11 Battlefield Gardens, Battlefield, G42 9JR

SS5059

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

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