

40C QUEEN'S DRIVE

QUEEN'S PARK

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

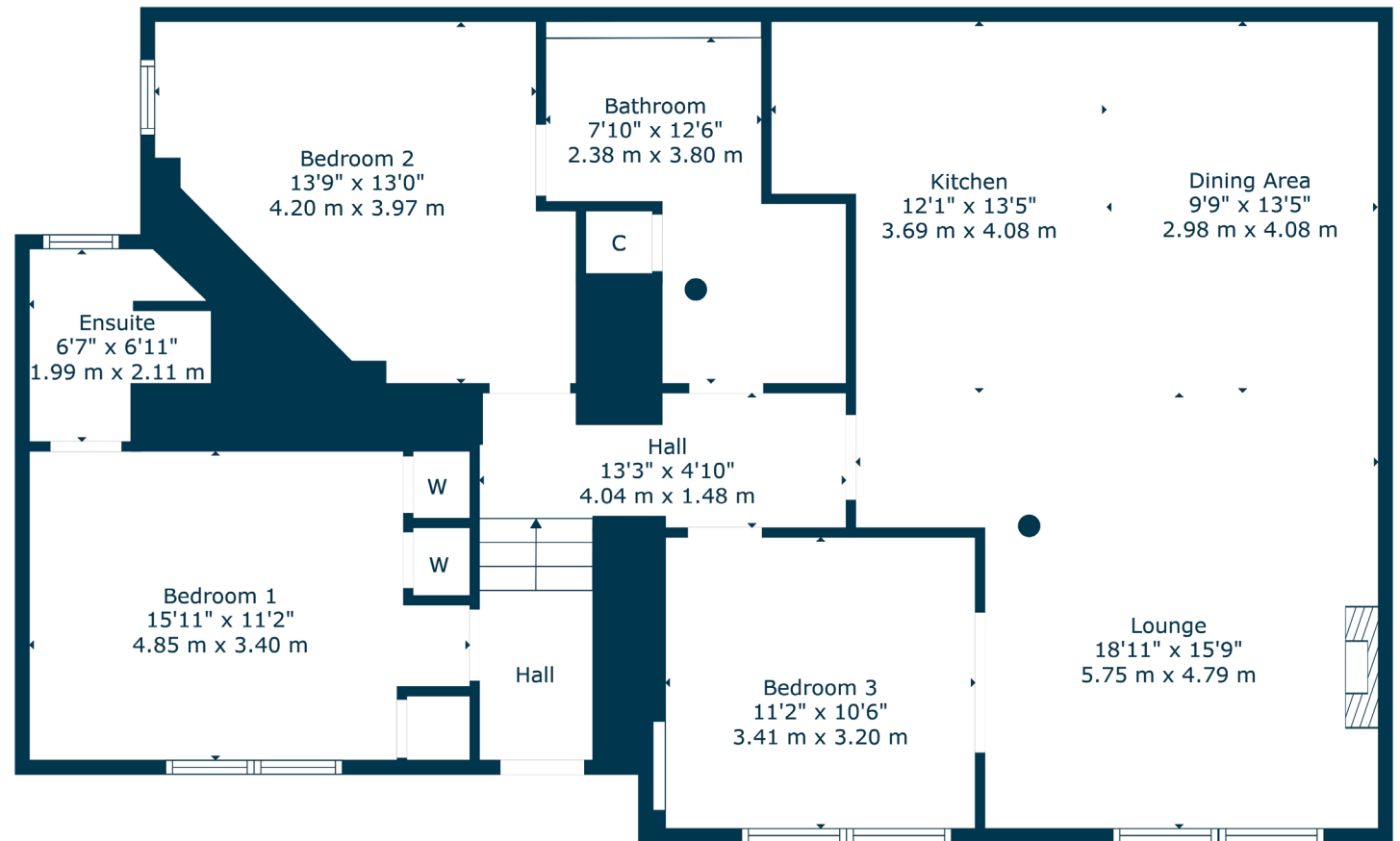
This charming main door flat is found in an admired church conversion opposite Queen's Park with its own designated parking spot.

Occupying a level ground floor position opposite Queen's Park, this unique conversion is found within the popular Aspire development. This former church was refurbished some years ago to house 18 properties all with their own designated parking space via electric gates. 40c Queen's Drive is found on the West side of the building and is presented to market in super internal condition.

The accommodation in brief; main door entrance into hallway and through to an impressively proportioned living, dining room formed on an open plan basis to a sleek, integrated kitchen. The kitchen includes fitted cabinetry, a gas hob, oven, washing machine, dishwasher and a fridge/freezer. There are three versatile double bedrooms, one with an en-suite shower room and one of which is presently used as a home office/study. The principal bathroom is accessed from the hallway and from the largest bedroom effectively offering a Jack & Jill style en-suite.

Gas central heating is in situ together with double glazed windows, a security alarm system and a gas fire in the living room (the boiler is under warranty until 2031). A convenient attic space is accessed via ceiling hatch in one of the bedrooms. Externally there are established resident's gardens surrounding the building and one off street parking space via electric gates from Queen's Drive. The development is factored by Newton Property Management based in Glasgow.





40c Queen's Drive is within half a mile of various shops and amenities on Victoria Road or Pollokshaws Road where thriving coffee houses, restaurants and bars can be found. The fringe of Queen's Park hosts a Farmers' Market on the 1st and 3rd Saturday of each month whilst recreational space, tennis courts and football pitches are readily available within the park. Queen's Park train station is less than half a mile away and regular bus services are available on Queen's Drive or Victoria Road.

SS5111 | Sat Nav: 40c Queen's Drive, Queen's Park, G42 8DD

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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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