



**4/4, 83 SKIRVING STREET**  
SHAWLANDS

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**A stunning top floor duplex flat in the heart of Shawlands with lift access and secure designated parking space.**

Occupying a bright top floor position in a popular Shawlands development, this superb duplex apartment is presented to market in beautiful condition. Nearby thriving amenities and regular public transport options this represents an excellent opportunity for the discerning buyer keen to find a low maintenance home with lift access to all floors and secure designated parking space.

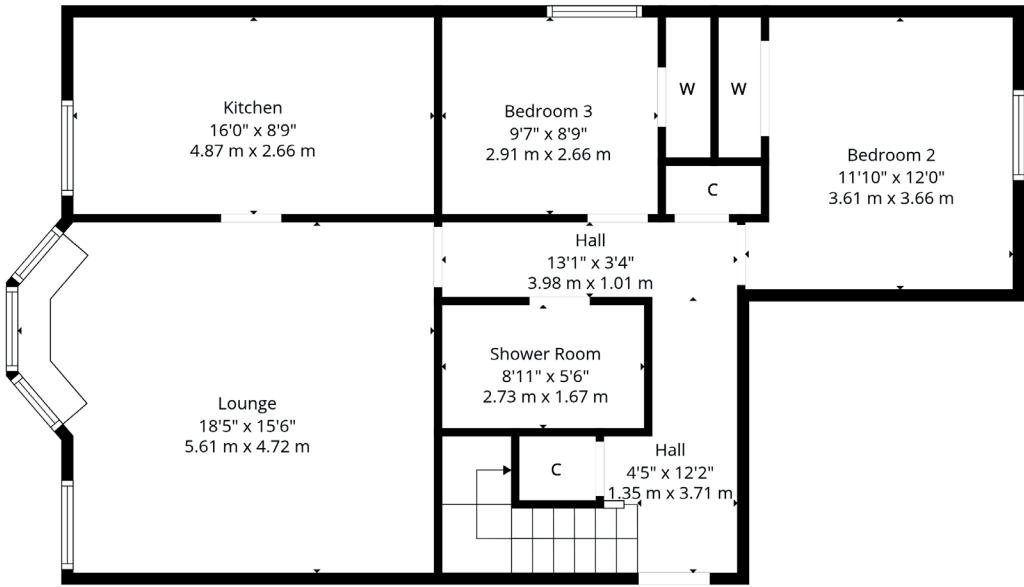
The accommodation includes; carpeted residents stairwell via audio entry system with lift access to fourth floor. Entrance hallway with two storage cupboards and a large bay windowed living room / dining area with modern fitted kitchen adjacent. The kitchen is fully integrated with a breakfast bar and sleek lighting. There are two double sized bedrooms both with fitted wardrobes and a contemporary shower room. A fixed staircase leads to upper level revealing an impressive principal bedroom boasting two feature Velux roof lights, fitted wardrobes and a modern four piece en-suite.

The specification includes; double glazing, a secure door entry system, a wet electric heating system, lift/ stair access and an allocated parking space (number 8). The property is decorated in fresh modern décor and boasts great storage throughout.

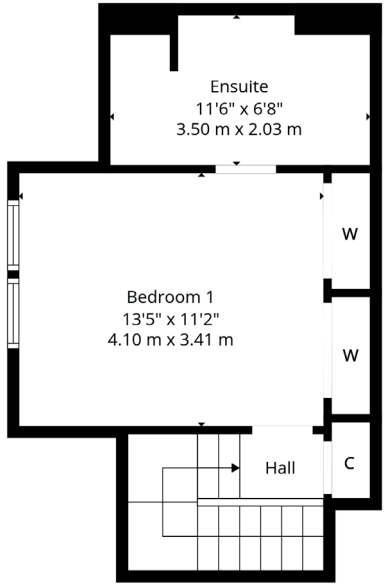








Floor 1



Floor 2

83 Skirving Street is nearby local shops and amenities in Shawlands where restaurants, bars, coffee houses and delicatessens can be found. More extensive facilities are available at the Morrison store at Crossmyloof, the Marks & Spencer store at Queens Park or the Silverburn shopping centre at Pollok. Queens Park provides nature walks, football pitches and tennis courts as well as a fortnightly farmers market. Crossmyloof train station is less than half a mile away and frequent bus routes are available on Kilmarnock Road.

**SS5146** | Sat Nav: 83 Skirving Street, Shawlands, G41 3BF

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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