



RESIDENCE

38 Minard Road, Shawlands, G41 2HW

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton
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2 Bedroom | 1 Public Room | 1 Bathroom

This traditional top floor flat offers excellent development potential and is conveniently placed for amenities in the heart of Shawlands.

The flat offers accommodation that consists of a reception hallway, rear facing lounge with dining recess and kitchenette off, 2 bedrooms and a bathroom.

Features include a secure entry door and communal rear gardens.

Minard Road is conveniently placed within Shawlands close to a great selection of thriving shops, bars, coffee houses and restaurants nearby. There are numerous high street shops nearby including Tesco, Sainsburys and Morrisons and Queens Park is on your doorstep offering a host of recreational activities and a fortnightly farmers market. For those commuting there are several bus and train lines linking Glasgow whilst motorway links providing easy access to Glasgow City Centre and beyond. The local schools are highly regarded and available at primary and secondary level.



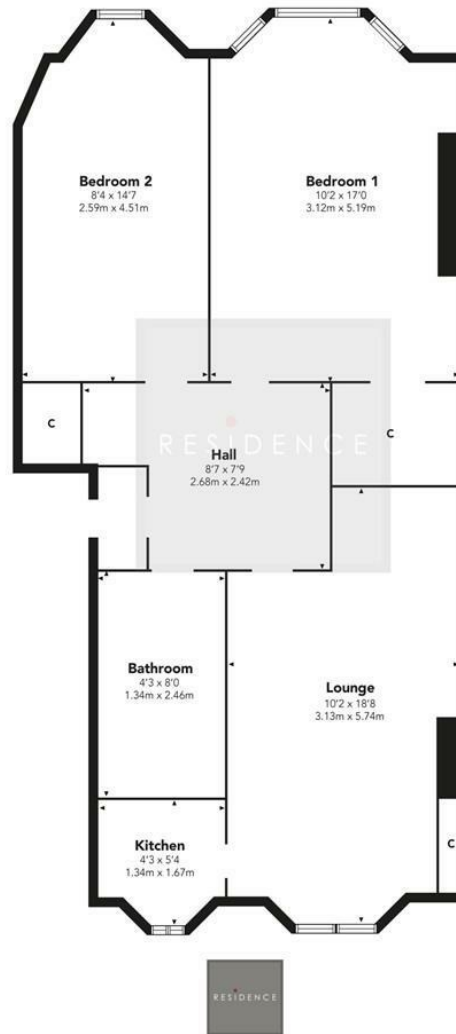
699.65 sq ft | EER = E



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.