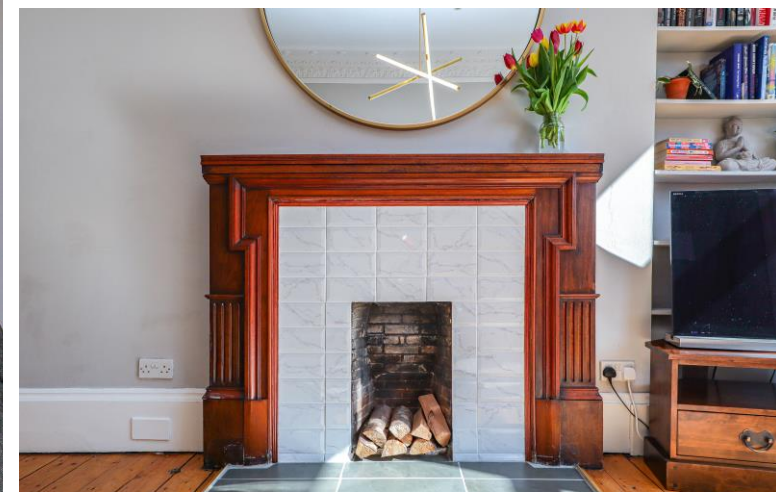




Flat 1/1, 13 Grantley Gardens  
Shawlands | G41 3PZ

pattison&co

Offers Over £165,000



### Flat 1/1, 13 Grantley Gardens, Shawlands, Glasgow, G41 3PZ

This wonderfully presented one bed flat within traditional red sandstone Victorian Tenement is offered in the ever popular Shawlands area of Glasgow. The property enjoys a preferred first floor position and enters by secure communal entrance on the ground floor. The property enters by a welcoming reception hallway giving access to all apartments. The spacious living room welcomes an abundance of natural light and has been neutrally decorated, showcasing traditional bay window and feature fireplace. The property benefits from period wooden flooring throughout. The kitchen area offers views of the tranquil and well maintained rear communal gardens and benefits from wall and floor mounted cabinetry. The front facing bedroom provides ample space for a double bed with storage. The property is very well placed for storage with 2 cupboards located within the hallway, and one cupboard located off of the living room. The bathroom includes half height tiling, white sanitaryware and shower over bath, and is completed by feature tongue and groove wood panelling to the lower walls. The property specification includes secure entry, single glazed timber double hung sash and case windows, and gas combi boiler. The property's location is unmatched being just a short distance from popular Kilmarnock Road where you will find all usual amenities such as bars, restaurants and shops. The property is conveniently accessed by nearby Shawlands and Pollokshaws East Train stations.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 3.50m x 2.11m

Living Room: 3.84m x 5.42m

Dining Room: 3.94m x 4.52m

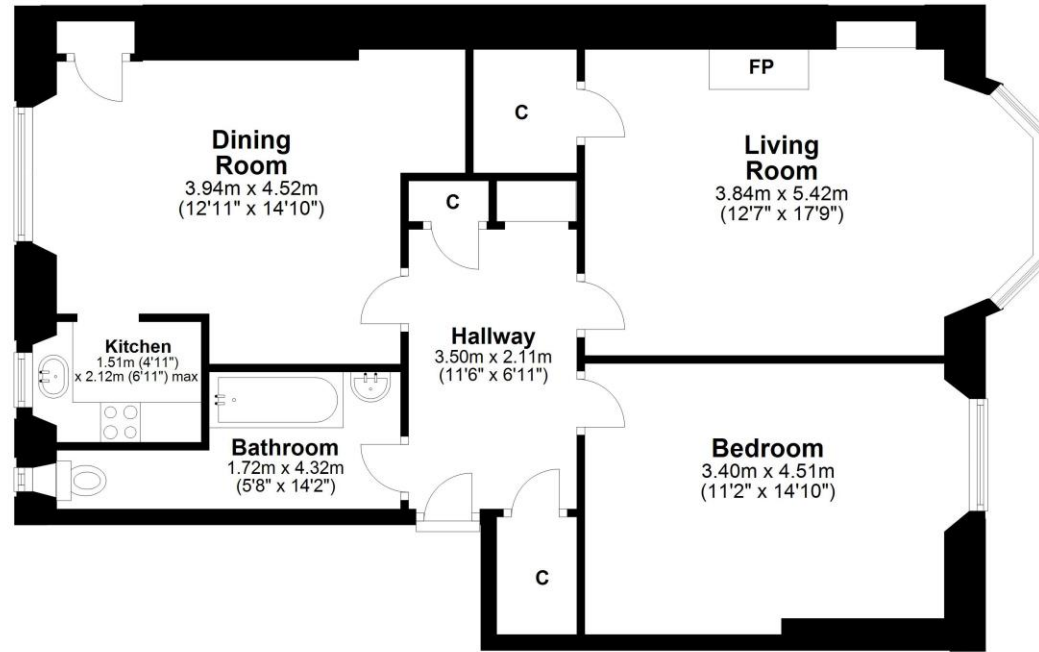
Kitchen: 1.51m x 2.12m

Bedroom: 3.40m x 4.51m

Bathroom: 1.72m x 4.32m



## Grantley Gardens, Glasgow, G41 3PZ



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Total area: approx. 77.1 sq. metres (829.8 sq. feet)