



2 Macdougall Street, -Glasgow

Offers Over £175,000





Floor Plan

Total floor area 63.3 sq.m. (681 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

**** FANTASTIC FIRST-TIME PURCHASE ** SECURE DOOR ENTRY ** RESIDENTS & VISITORS PARKING ****. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Discover contemporary living at Macdougall Street - a sought-after address in the heart of Shawlands. This charming top floor apartment offers spacious and flexible living for those seeking to be close to Glasgow City Centre and within reach of fantastic amenities, public transport links and eateries.

Security is paramount with a secure door entry system, while residents and visitors enjoy the courtyard which offers ample off-street parking. Access to the 3rd floor is via the well-maintained communal staircase, on entry of apartment 3/3, you are welcomed through the vibrant reception hallway which provides access to all rooms.

In the first instance you'll find the strikingly spacious family lounge, featuring a unique oriel window formation, engulfing the room with natural sunlight. The generous proportions of this room offer a flexible layout with ample room for a dining table and chairs; perfect for enjoying an evening meal or taking in the panoramic scenery of bustling Shawlands below whilst enjoying a morning coffee.

The well-appointed kitchen features a range of wall and base mounted units paired with contrasting granite-effect worktops for an efficient workspace. Quality integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, fridge/freezer and dishwasher which will all be included within the sale.

Within Apartment 3/3, you will find two generously proportioned bedrooms, both offering excellent in-built storage. Indulge in the pristine four-piece bathroom, comprising of bathtub, walk-in shower cubicle, W.C. and wash hand basin, adorned with chrome fixtures and fittings.

The property further benefits from gas central heating and double glazing throughout, providing a delightful warmth year-round.

Park and ride facilities at Pollokshaws West Train Station are a two-minute drive plus Pollockshaws East Train Station is just a 5-minute walk away, where a regular train service will have you in Glasgow City Centre in under 10 minutes. Shawlands provides a broad range of excellent shopping facilities, supermarkets, restaurants, bars, and numerous recreational facilities and is in close proximity to Queen's park and Pollok Country Park where Pollok House and the famous Burrell collection can be found. Silverburn shopping Centre is less than a 10-minute drive and provides an extensive range of shops, restaurants, and supermarkets.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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