



2/1, 46 Walton Street | Shawlands | G41 3LS



An excellent one bedroom flat with many original features and a large dining sized kitchen, positioned on the second floor of this substantial stone built tenement in the heart of Shawlands.

The property is offered at a competitive asking price and would ideally suit first time buyers, young professionals or buy to let investors. Early inspection is strongly advised to avoid disappointment.

The accommodation extends to a well-kept communal stairwell accessed via a secure door, a private vestibule accessed via twin leaf storm doors, a welcoming reception hallway with walk-in storage cupboard off and a fabulous front facing lounge with feature fireplace, broad four section bay window formation and an invaluable walk-in storage cupboard off. Also front facing is a good sized double bedroom. The kitchen, at the rear, is fitted with an extensive range of base and wall mounted units with integrated electric oven and hob. There is ample space for a

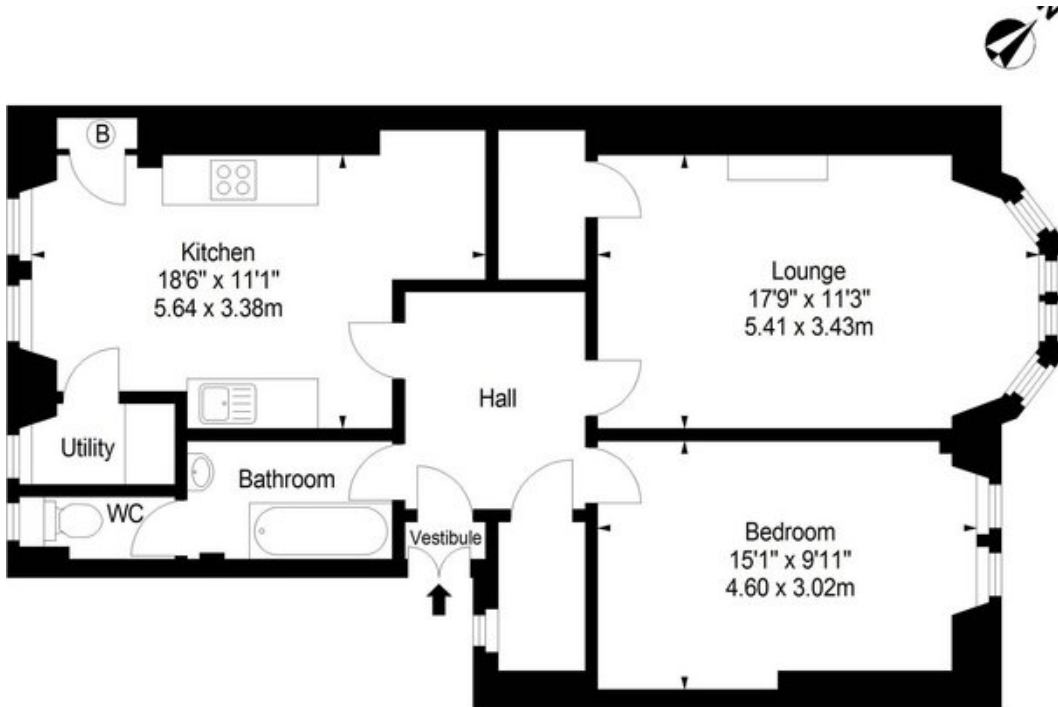
dining table and chairs and access to an adjacent utility room. The accommodation is completed by a well-appointed bathroom comprising a white three piece suite with electric shower over bath. Further benefits include a system of gas fired central heating and there is access to a residents' garden area at the rear.

The property enjoys a central position in Shawlands and sits just minutes' walk from excellent amenities including a wide variety of shops, cafes and bars on Kilmarnock Road and Pollokshaws Road. Supermarkets, train station, Queens Park and excellent public transport services are all close at hand. In addition to this, there are excellent road links close by giving access to Glasgow City Centre and the Central Belt motorway network system.

The Energy Performance rating on this property is C.

Key Features

- Large one bedroom flat with dining kitchen
- Superb first purchase/ investment property
- Many period features
- Central location



Second Floor

For identification only. Not to scale.





Travel Directions

From Pacitti Jones office in Shawlands, turn right into Regwood Street and at the junction with Deanston Drive turn left. Continue along and take the second turning on the right into Walton Street where the property sits along on the right hand side.

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