Shawlands
2/1, 263 Kilmarnock Road
**Property Description**

Centrally positioned in a blonde sandstone building in Shawlands and offering versatile accommodation, a bright two bedroom tenement flat. The subjects are available for immediate entry and represent an excellent opportunity for the buyer keen to put their own stamp on a property. Early viewing is encouraged.

The complete accommodation extends to; residents stairwell via door entry system, private entrance vestibule, broad reception hallway, bay windowed lounge, two flexible bedrooms, a fitted internal kitchen and a modern three piece bathroom suite. The property includes full double glazing and electric storage heating although gas has been supplied into the flat and awaits connection as necessary. There is a communal courtyard to the rear of the building allowing bin storage provision.

**Local Area**

263 Kilmarnock Road is within walking distance of all Shawlands amenities including coffee houses, restaurants, bars and delicatessens. More extensive amenities are available at the Morrisons’ store at Newlands, the Tesco metro store or the Silverburn shopping mall at Pollok, a short drive to the West.

Queens Park is within one mile of the property providing nature walks, football pitches, tennis courts and a fortnightly farmers market. Transport links are also close by with frequent bus routes and the local railway station at Pollokshaws East is approximately 300 yards walk.

**Directions**

263 Kilmarnock Road is positioned approximately 40 yards from our Shawlands office shortly before the junction with Regwood Street. Flat 2/1.
Shawlands
2/1, 263 Kilmarnock Road, Shawlands, G41 3JF

For more information please contact our Shawlands Office.

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