

# Queens Park

2/1, 62 Queens Drive



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A magnificent top floor townflat overlooking Queens park presented for sale in excellent order.

#### ■ Property Description

Enjoying bright open views over Queens Park from a top floor position on Queens Drive a substantial five apartment town flat in superb condition. The property benefits from double glazed timber windows, a wonderful dining kitchen and a unique four piece bathroom. These modern fittings coupled with the traditional features retained make this a wonderful opportunity for the discerning buyer.

The accommodation extends to residents stairwell via entry system, private vestibule, broad welcoming hallway extending to some 23 foot, bright main lounge with log burning stove, feature bay windowed dining room, three versatile double sized bedrooms (bedroom 2 with bespoke fitted wardrobes) and a beautifully fitted four piece shower/bathroom suite. The kitchen area is a fantastic space ideally suited for open plan entertaining with a feature centre island, granite worktops, Gaggenau appliances and a useful dry pantry and utility cupboard adjacent.

The property retains a wealth of period detailing including ceiling cornicing, marble fire surrounds, large moulded skirting boards, exposed wooden floorboards and a number of working window shutters. Benefiting from gas heating, audio door entry, security alarm and timber cased double glazed windows this is an ideal chance to purchase a large town flat in excellent condition.





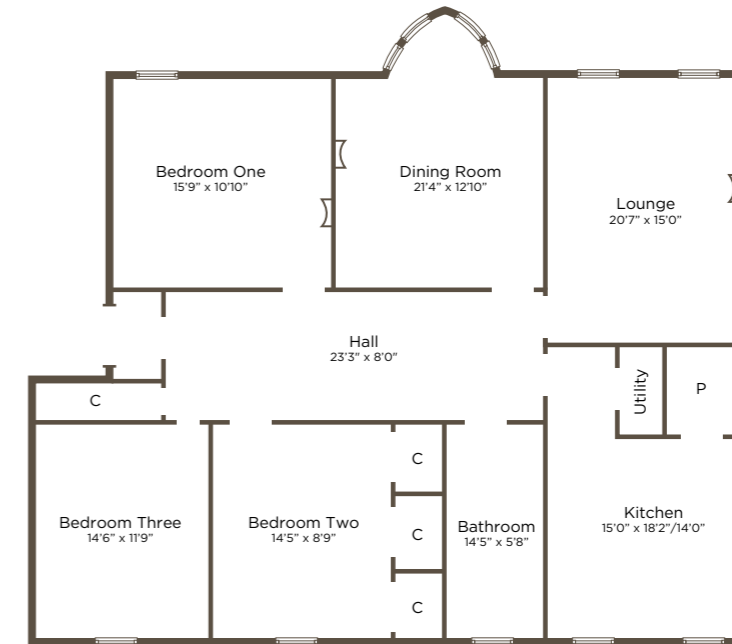
■ **Local Area**

62 Queens Drive is positioned within walking distance of shops and amenities upon Pollokshaws Road, Victoria Road or indeed in central Shawlands where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Marks and Spencer's store at Queens Park, the Morrison's store at Crossmyloof or the Silverburn Shopping Centre at Pollok, a short drive to the west.

Recreational pursuits within the area are varied namely at Queens Park across the road, providing nature walks, all weather football pitches, tennis courts and a fortnightly farmers market. Frequent public transport services (bus and rail) provide commuter access to the city centre. The local railway station is approximately 500 yards walk from the front door.

■ **Directions**

From Shawlands proceed East on Langside Avenue adjacent to Queens Park and up the hill towards the roundabout/Battlefield monument. Take the first exit onto Langside Road and continue to the next set of traffic lights and veer left onto Queens Drive. Proceed and turn second right into the Royal Crescent section of Queens Drive where number 62 is positioned on the left hand side. Flat 2/1.



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