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Flat 3/2, 10 Dinmont Road **Shawlands**



## Flat 3/2, 10 Dinmont Road, Shawlands, Glasgow G41 3UD



A superb two bedroom apartment occupying a top floor position within a popular development by Cala Homes.

Dinmont Road is ideally placed for local amenities on Kilmarnock Road offering a wide range of facilities including independent shops and cafes as well as a selection of bars and restaurants. The area has frequent public transport links providing fast commuter access to Glasgow city centre, West End and beyond. Crossmyloof Railway Station is a minutes walk and access to the M77/M8 motorway is also close by.

The accommodation in its entirety comprises; carpeted residents stairwell via secure entry system, welcoming reception hallway with two storage cupboards, fantastic and generously sized open plan lounge and dining area, modern fitted kitchen with integrated appliances, two sizeable

double bedrooms both with fitted wardrobes and the master with en-suite shower room plus an attractive main bathroom.

The property features gas central heating, full double glazing and secure entry system. Situated on the top floor, the property also enjoys fantastic open views both to the front and back. Mono blocked parking to the rear of the development is available for both residents and visitors alike with one allocated space per flat.

This is a fantastic opportunity to acquire a spacious modern apartment, centrally located in a popular Shawlands development.

**EER rating :** Band C

**Property reference :** JA8105

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## Property location

Dinmont Road is perfectly placed for a number of local amenities including coffee shops, bars, delicatessens, restaurants and a number of parks within the area offer a range of recreational activities. Shawlands and its neighbouring suburbs of Pollokshields and Langside provide 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.

### Find out more...

For more information or to arrange a viewing please contact Clyde Property Shawlands  
226 Kilmarnock Road, Shawlands G43 1TY

**T: 0141 571 3777**

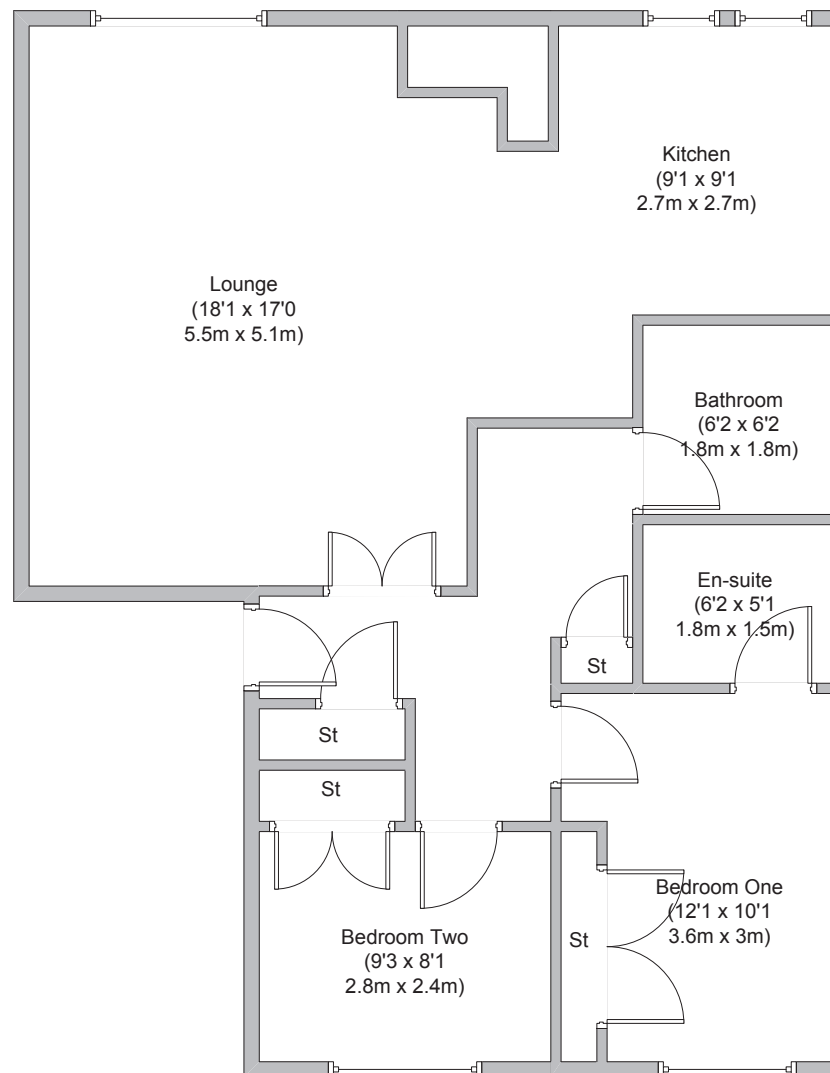
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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Approximate gross internal area 882 sq ft - 82 sq m

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