

A spacious one bedroom flat in “walk-in” condition

Re-decorated with a fresh contemporary theme



2/1 5 Ettrick Place

Shawlands, Glasgow, G43 1UA



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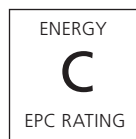
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SHAWLANDS

GLASGOW

Ettrick Place in 'Shawlands' is a perfect setting with an abundance of amenities on the doorstep. Local delicatessens and quality retailers are now springing up at a fantastic rate, and original, "one-off" shops, specialising in home furnishings and artwork are just as prevalent. When it comes to shopping, confident local retailers tend to go that extra mile to deliver a personal service, making all the difference.

There is also an abundance of eateries with a varied choice of cuisine – from traditional pub to elegant European, Fusion and Asia/Pacific dishes. You'll find fashionable wine bars, bistros, cafes and popular late night venues - all within a short stroll!

Its youthful in its outlook and it's a cool place to be seen! The Tramway Theatre and Hidden Gardens are a must see on a lazy Sunday afternoon – a little haven in the city. A café latte, the weekend papers and a meandering stroll around the gardens is as pleasurable as it is refreshing. The Hidden Gardens promote contemplative open space and respite in a busy urban environment.

With its authentic sense of community, the re-emergence of the Southside and Shawlands as a leading residential quarter is hardly surprising. It is an area that is at ease with tradition and innovation.

Beautifully-maintained Queens Park, spans 148 acres and boasts peaceful, naturalised walks rich in wildlife, a boating pond, extensive rose gardens and a fortnightly farmers' market. There's cricket in the nearby recreation grounds, and flood-lit social tennis on weekday evenings. Lawn Bowling facilities punctuate the built environment, and Scotland's sporting Mecca – Hampden Park – is only a short walk away. If variety is the spice of life, then Ettrick Place is surely the place to be!

And when the mood takes you, there's only one short mile between Ettrick Place and the city centre. Car, train (Pollokshaws East is within a very short stroll), taxi or bus – the best of both worlds in a few minutes!

Occupying a preferred second floor position within this handsome sandstone building in this highly popular location, is this very spacious one bedroom flat - presented to the market in "walk-in" condition and offering interesting views. A wealth of period detailing has been retained, most noticeably cornice work and ceiling roses, which will no doubt appeal to the discerning buyer - this conveniently located flat must be viewed internally to appreciate the high standard of accommodation on offer.

The flat has been designed to maximise the natural available light, creating a modern ambience, and has been recently re-decorated throughout with a fresh contemporary theme. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and a high level of individuality.

On entering this property, you walk into a welcoming hallway. Immediately impressive lounge, with a bay window to the front aspect, offering excellent views over the surrounding area. The feature fireplace is the other key focal point of the room. The (Internal) kitchen has been well fitted to include a good range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from an integrated oven, hob and extractor. There is space for a washing machine and an upright fridge/freezer.

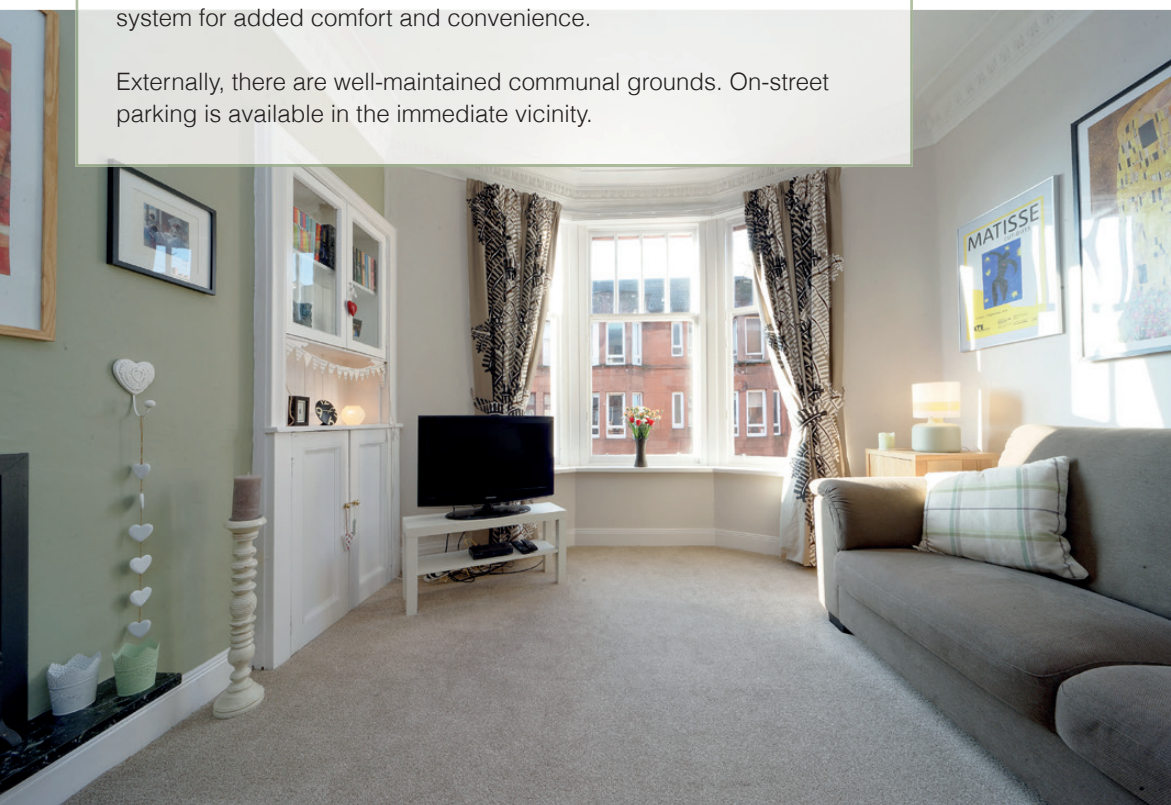
The master bedroom is a spacious room with storage facilities and benefits from open views to the rear. The attractive shower-room and the handy, separate cloakroom/WC, complete the impressive accommodation.

The flat also benefits from gas central heating and a security entrance system for added comfort and convenience.

Externally, there are well-maintained communal grounds. On-street parking is available in the immediate vicinity.



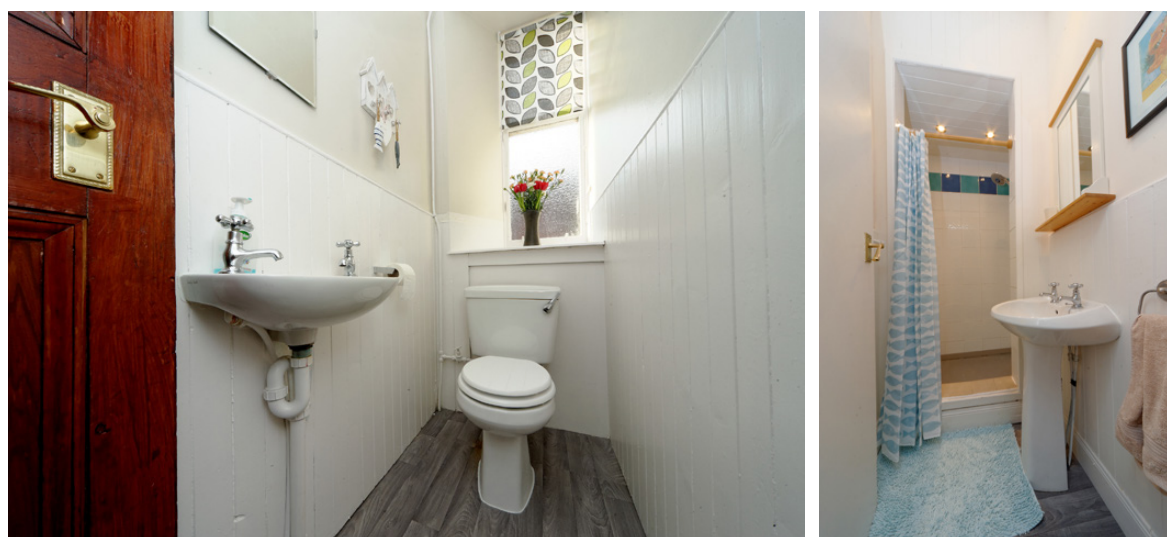
2/1 5 ETTRICK PLACE





...THE MASTER BEDROOM IS A SPACIOUS ROOM WITH STORAGE FACILITIES AND BENEFITS FROM OPEN VIEWS TO THE REAR...

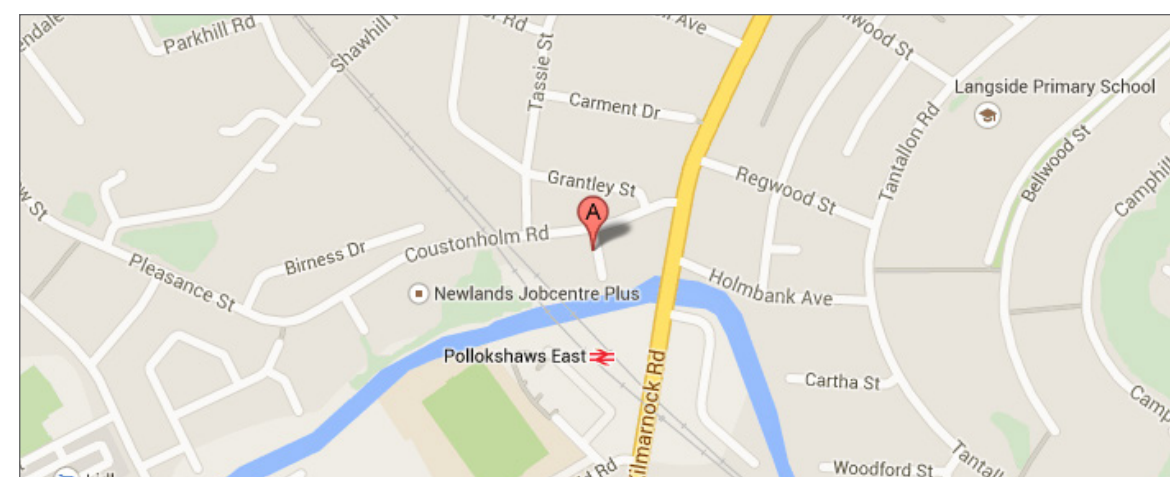
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FLOOR PLANS, DIMENSIONS & MAP

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	2.20m (7'3") x 1.80m (5'11")
Bedroom	3.99m (13'1") x 3.20m (10'6")
Shower Room	2.00m (6'7") x 1.10m (3'7")
WC	2.40m (7'10") x 0.90m (2'11")





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