



## Edgemont Street, Shawlands, Glasgow

**\*\*CLOSING DATE - TUESDAY 18TH OCTOBER AT MIDDAY\*\*** Keys Lawyers & Estate Agents are delighted to bring to the market this unique property in Glasgow's south side. With a traditional sandstone exterior and a contemporary interior, this ground floor flat truly has to be seen to be believed. Upon entry the hallway gives access to all areas and features hidden storage. To the left, you are greeted by an open plan kitchen/utility area with access to a raised living area benefiting from underfloor storage. To the right there is a large double bedroom with a walk-in wardrobe. Also in this direction from the hallway is a truly magnificent bathroom featuring a power shower, night lighting and a hidden extra-large bath which is sunk into the raised shower area. The property is presented in stunning turn key condition.

## Key Features

- Secure entry
- Enhanced storage throughout
- Preferred position
- Sought after locale
- Pre-wired audio system
- Remote control lighting and blinds
- Wetroom with power shower
- Hidden extra-large bath

## Ground Floor

Lounge - 12' 1" x 11' 9" (3.7m x 3.6m)

Kitchen - 11' 9" x 9' 6" (3.6m x 2.9m)

Bedroom 1 - 14' 1" x 12' 5" (4.3m x 3.8m)

Bathroom - 14' 1" x 3' 11" (4.3m x 1.2m)

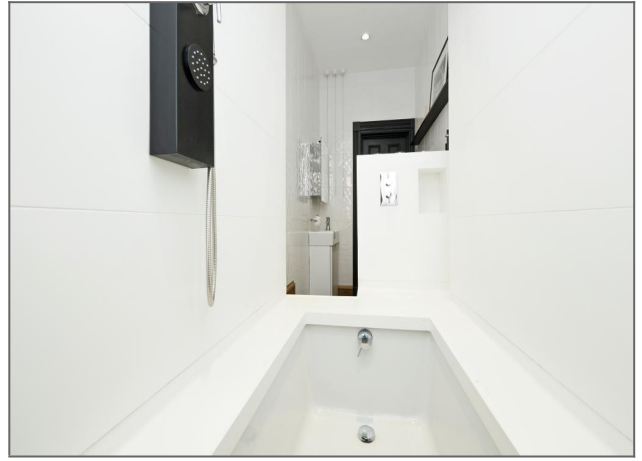
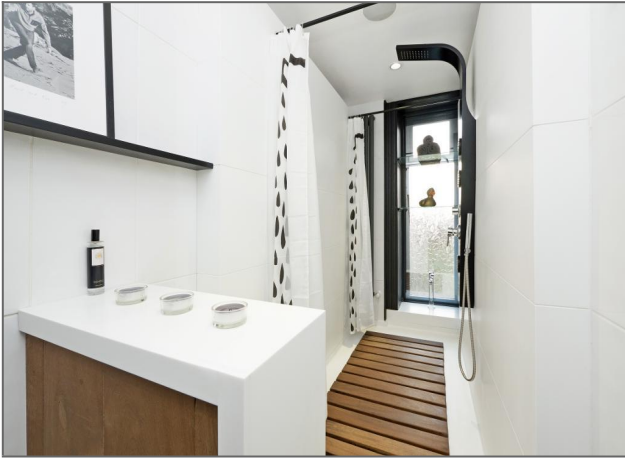
## Location

Edgemont street is one of Shawland's most desirable locations and is close to a number of local facilities including many well known coffee shops, bars and restaurants. There is also excellent public transport and motorway links offering easy access to Glasgow City Centre, Silverburn and Glasgow Airport.

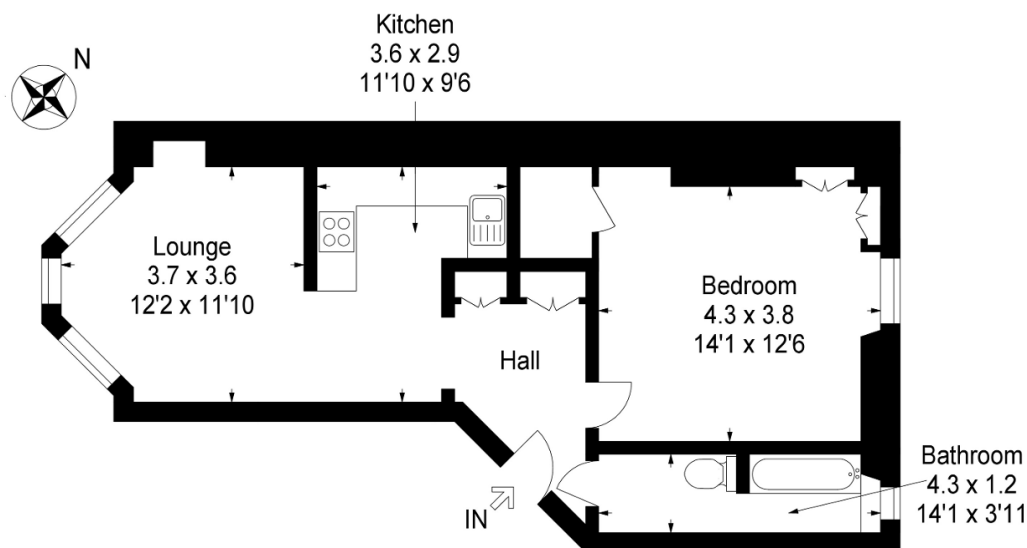








## Floorplans

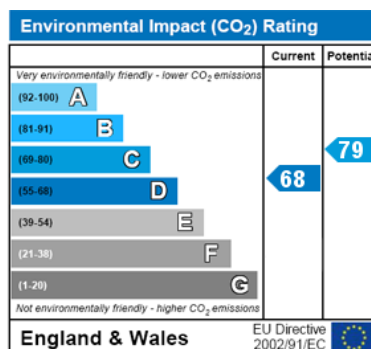
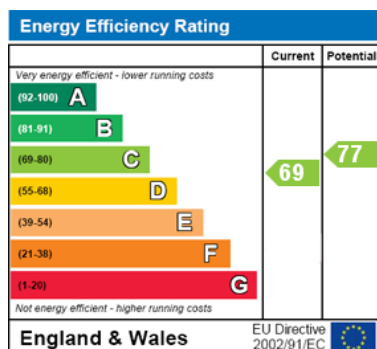


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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.