





Description

HAP Sales and Lettings are delighted to present this attractive and well-presented two-bedroom apartment on the first floor of The Boulevard – an incredibly successful residential development in popular Pollokshaws. Upon entering the apartment, there is a welcoming hallway with convenient storage cupboard. With a Juliet balcony and dual-aspect windows, the bright and airy lounge has a homely yet spacious feel, with ample room for a dining area. The well-appointed open-plan kitchen has several base- and wall-mounted units, some of which house integrated appliances. There are two double bedrooms (master with en suite shower), and a modern family bathroom with three-piece suite. The property also benefits from gas central heating, double glazing, security entry and allocated private parking for residents.



Early viewing is strongly recommended to avoid disappointment.

Features

EXTREMELY POPULAR SOUTH SIDE LOCATION

- Attractive first-floor apartment in popular Pollokshaws
- Part of The Boulevard residential development
- Fantastic local amenities and attractions
- Bright and airy lounge with Juliet balcony
- Well-appointed open-plan kitchen
- Two double bedrooms, master with en suite shower
- Modern family bathroom
- Gas central heating
- Double glazing
- Security entry
- Allocated private parking for residents
- Kennishead train station nearby
- Factor – RMG
- Factor's fee – around £110 per quarter, incl. building insurance
- Council band – B (£1,078)
- EPC band – B
- Seven-year new home warranty



Location

VIBRANT SOUTHSIDE LOCATION:

The property is located in sought-after Pollokshaws on Glasgow's southside. The apartment is extremely convenient for the local amenities and attractions on offer. Silverburn shopping centre is just a few minutes' drive away. For those in search of regular retail therapy, there is a great selection of shops to choose from, as well as several supermarkets. Neighbouring Shawlands and Langside offer a fabulous choice of bars, restaurants and entertainment. Expansive Pollok Country Park and the renowned Burrell Collection are on your doorstep – a must for nature lovers and culture seekers alike. Kennishead train station is a ten-minute walk away and there are regular local bus services. Excellent road links offer easy access to Glasgow city centre, the M77 and the wider motorway network.

Viewing

Strictly by appointment on: 0141 345 2010, or email: info@haplettings.co.uk. For evening and weekend viewings, please call Maureen Atkinson on: 07764 340 611.

Entry Date

Negotiable

If you are thinking of selling your property, please contact HAP Sales and Lettings on: 0141 345 2010, or email: info@haplettings.co.uk. Please call Maureen Atkinson on 07764 340 611.

Interest

It is important for you and your solicitor to notify this office of any interest or offers, otherwise the property may be sold prior to your knowledge.

Travel directions

Travelling south on the M77, take the junction two exit then turn left onto Barrhead Road (B762). At the first set of lights, turn right onto Boydstone Road. Take the second right into the estate on Bond Drive. Take the first left onto Northwood Gate then take the first left onto Northwood Wynd. The flat is on the corner at the end of the road. Visitor parking is at the entrance to Bond Drive or on Northwood Terrace



VistaBee

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