FREEHOLD







Flat - Purpose Built (EPC Rating: C)

1/1, 1236 CATHCART ROAD, GLASGOW, G42 9EY

Offers over

£135,000

FEATURES

- Fantastic one-bedroom first-floor flat
- Easy reach of Shawlands and Strathbungo
- Short walk to Mount Florida and Cathcart stations
- Ideal for first-time buyers or investors

1 1 1 C

ROSLEA PROPERTIES

1 Bedroom Flat - Purpose Built located in Glasgow

A one-bedroom flat set within a traditional red sandstone tenement on Cathcart Road, where Mount Florida meets Battlefield. Positioned on the first floor the accommodation comprises an entrance hallway, a bright front-facing living room, a modernised internal kitchen, a double bedroom and a bathroom. The flat benefits from gas central heating and double glazing throughout.

The location is one of the Southside's most practical. Mount Florida and Cathcart stations are both a short walk away, with regular trains on the Cathcart Circle reaching Glasgow Central in around fifteen minutes. Frequent buses run along Cathcart Road itself into the city centre and across the Southside.

Green space is never far. Queen's Park, with its glasshouse, pond and views across the city from the flagpole, is around a fifteen-minute walk, while King's Park and the woodland paths of Linn Park offer quieter alternatives to the south.

Day to day, the neighbourhood is well served by independent businesses. Battlefield and Mount Florida have a good mix of cafés, bakeries and local shops, and the bars and restaurants of Shawlands and Strathbungo are within easy reach.

A well-placed home for a first-time buyer, a professional couple or an investor looking for a dependable rental in a consistently popular part of the Southside.

Call us on

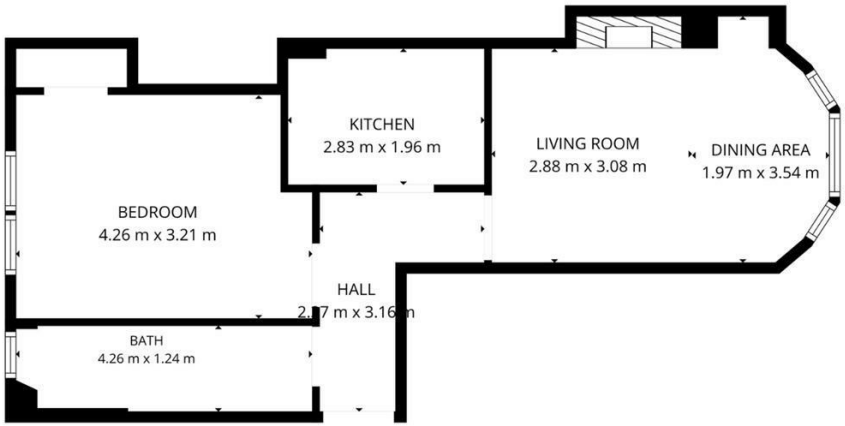
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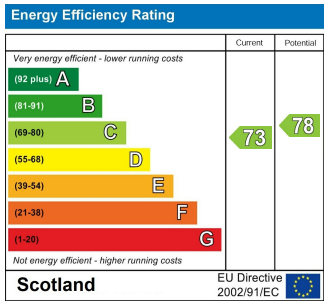
Council Tax Band

B

ROSLEA
PROPERTIES



TOTAL: 47 m2
Ground floor: 47 m2
EXCLUDED AREAS: WALLS: 5 m2



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

ROSLEA
PROPERTIES