



2/1, 170 Prospecthill Road, Glasgow, , G42 9LH

A Bright, Generously Proportioned and Stylishly Presented Four-Bedroom Flat

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Property Description

A bright, generously proportioned, and stylishly presented four-bedroom flat. Situated within a traditional stone-built tenement in the sought-after Mount Florida area.

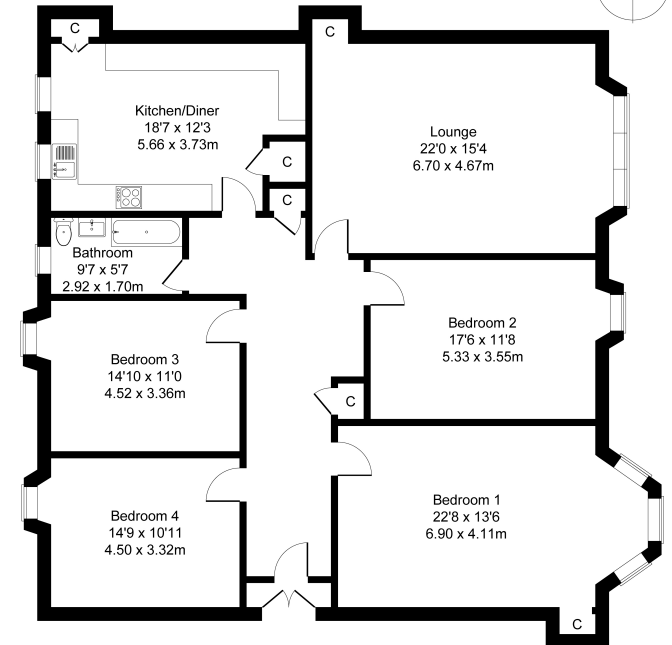
Accommodation includes an entrance hallway, spacious living/dining room, modern kitchen, four double bedrooms, and a family bathroom.

Features include a contemporary fitted kitchen, well-finished bathroom, quality flooring, and elegant décor throughout. Additional benefits include double glazing, gas central heating, and excellent built-in storage.

A welcoming entrance provides access to all rooms, with wood-effect flooring flowing throughout. To the rear of the property sits the spacious living room, continuing the wood-effect flooring from the hallway and finished in light décor, complemented by a large window that floods the space with natural light. The kitchen is styled with tiled flooring, granite-effect worktops, and a tiled splashback, featuring a sink with drainer, an integrated oven with electric hob and canopy, plus space for two additional appliances as well as a woodburner.

Towards the front of the property, both bedrooms offer generous proportions with room for freestanding furniture; bedroom two is carpeted, while bedroom one benefits from a built-in cupboard ideal for storage. Completing the home is the family bathroom, fitted with a three-piece suite and a shower-over-bath.

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2/1 170 Prospecthill Road, Glasgow, G42 9LH
Approximate Gross Internal Area: (1701 sq ft - 158 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Mount Florida, located southeast of Glasgow city centre, is a predominantly residential area nestled south of Govanhill and east of Shawlands. Popular with young families and students alike, the area benefits from excellent transport links, with rail journeys on the Cathcart Line taking just 10 minutes into the city centre and easy access to the M74 for wider motorway connections. Local amenities abound along Cathcart Road, including a variety of shops, eateries, and everyday facilities. Mount Florida is also home to the iconic Hampden Park and

is within easy reach of Queen's Park and Pollok Country Park, providing ample green space for leisure and recreation. The area is well-served for education, offering primary schooling locally, with secondary options nearby at Holyrood, Kings Park, and Shawlands Academy.





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