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**2/2, 33 Afton Street, Glasgow, G41 3BT**

Stunning, Traditional Sandstone, Four-Bedroom, Top-Floor Flat

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# Property Description

A stunning, traditional sandstone, four-bedroom, bright top-floor tenement flat, nestled in a quiet yet highly convenient pocket of Shawlands.

Boasting expansive accommodation, this beautifully presented home is filled with a wealth of period features, blending classic charm with modern comfort.

Ideal for those seeking a spacious and character-filled property in one of Glasgow's most sought-after areas.

Comprises an entrance hall, living room, kitchen, four double bedrooms and a bathroom.

With an abundance of natural light, this charming period property has been newly painted and decorated and includes tall ceilings, a front-facing bay window, and newly fitted carpeted flooring.

Further highlights include a modern fitted kitchen and bathroom suite, generous room sizes, gas central heating and double-glazing.

A bright and welcoming entrance hall provides access to all areas of the home and includes practical built-in storage. Positioned at the front of the property, a spacious living room is elegantly presented with neutral décor, carpeted flooring, a traditional press, and a striking bay window that fills the room with natural light. To the rear, a generously sized kitchen offers a perfect setting for family dining, featuring wood-effect flooring, dual windows, and modern fitted units complemented by coordinating worktops. An integrated oven and hob are included, with additional space available for freestanding appliances.

The property boasts four well-proportioned double bedrooms, each thoughtfully finished with light, neutral décor and soft carpeting, offering ample space for freestanding furniture. The principal bedroom further benefits from a built-in wardrobe for added convenience. Completing the accommodation is a stylish bathroom fitted with a contemporary three-piece suite, including a shower over the bath and tile-effect wet walls.



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Approximate Gross Internal Area: (1561 sq ft - 145 sq m.)



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

## Area Description

Nestled in the heart of Glasgow's vibrant Southside, Shawlands is one of the city's most sought-after residential neighbourhoods. Blending a lively community feel with urban convenience, this bustling district offers an ideal balance of culture, connectivity, and charm. Shawlands is renowned for its eclectic mix of independent cafés, artisan bakeries, stylish bars, and diverse restaurants – all right on your doorstep. For shopping and essentials, the area features a range of boutiques, supermarkets, and local businesses, with nearby Pollokshaws Road and Kilmarnock Road providing a vibrant

high street atmosphere. Perfect for commuters and families alike, Shawlands boasts excellent transport links, including regular train and bus services to Glasgow City Centre and beyond. Queens Park and Pollok Park are just a short stroll away, offering expansive green spaces, walking trails, and leisure activities. With a strong sense of community, top-rated local schools, and a rich cultural scene, Shawlands continues to attract professionals, young families, and downsizers seeking a dynamic yet relaxed place to call home.













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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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