



**2/2, 233 Ledard Road, Glasgow, G42 9RQ**

Tastefully Presented, One-Bedroom, South-Facing, Second-Floor Flat

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# Property Description

Tastefully presented, one-bedroom, second-floor flat, forming part of a traditional sandstone tenement. Located in the sought-after and vibrant area of Mount Florida, south of Glasgow's city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a double bedroom, and a shower room.

This charming property features tall ceilings, cornice-work, contemporary flooring, and a feature fireplace for the bedroom.

With light neutral decor throughout, further features include gas central heating, double glazing, a secured entry system, and a shared rear garden.

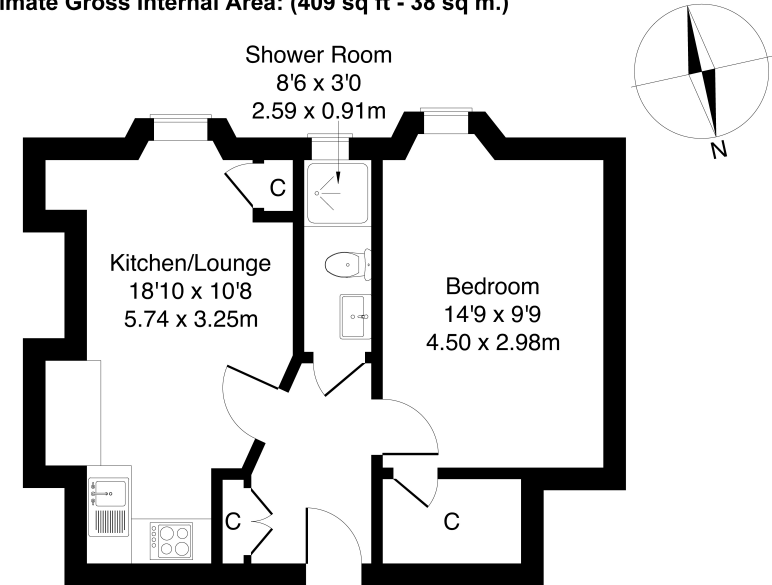
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. An open-plan living/dining room and kitchen is flooded with natural light with its south-facing aspect, and features matching wood-effect flooring from the hall, spotlights, and a built-in storage cupboard. To the rear of the room, a stylish kitchen is fitted with modern units, wood-effect worktops, a sink with a drainer, and an integrated electric hob and oven, with further space for freestanding appliances.

A generous double bedroom is tastefully finished with light decor, coving, a feature fireplace, a large built-in wardrobe and carpeted flooring, while completing this home, the shower room features a contemporary suite.



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**Approximate Gross Internal Area: (409 sq ft - 38 sq m.)**



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

## Area Description

Located south of Glasgow city centre, Mount Florida is a predominantly residential neighbourhood positioned just south of Govanhill and east of Shawlands. Popular among young families and students alike, the area offers convenient access to the city, with Cathcart Line rail services providing a direct journey into central Glasgow in around 10 minutes. Locally, residents benefit from a variety of amenities, including shops, cafes, and other facilities centred around Cathcart Road. For leisure and outdoor activities, Mount Florida is best known as the home of Hampden Park,

Scotland's national stadium. Additionally, both Queen's Park and Pollok Country Park are nearby, offering expansive green space for recreation. The area is well connected by public transport and is close to the M74, making travel across Glasgow and beyond straightforward. Families are well supported by local education options, with a primary school in the area and secondary schooling available at Holyrood Secondary, Kings Park Secondary, and Shawlands Academy.







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