



B/2, 74a Queens Drive, Glasgow, G42 8BW

Beautifully Presented & Exceptionally Spacious, Five-Bedroom, Garden Flat

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Property Description

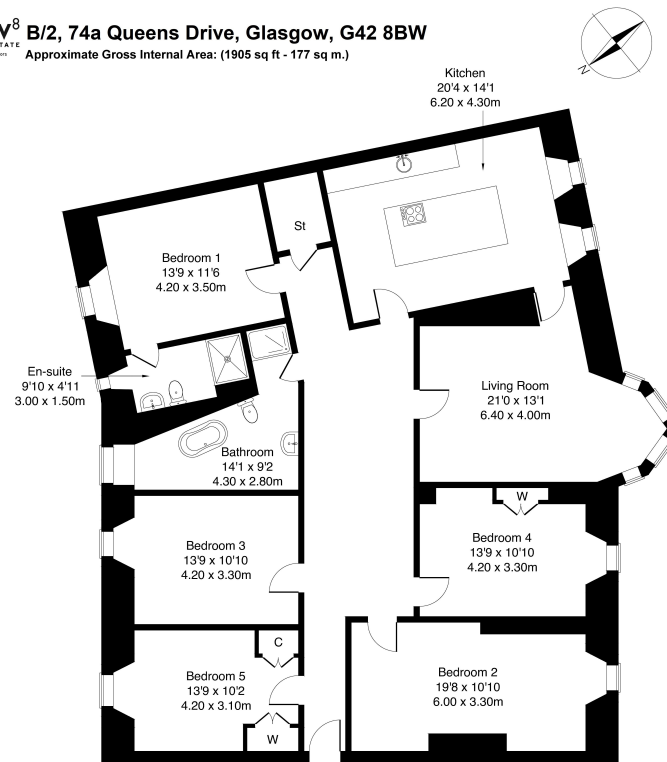
Beautifully presented and exceptionally spacious, five-bedroom, garden flat, forming part of an impressive traditional stone-built. Located on Queen's Drive, the highly sought-after leafy street across from Queen's Park, to the south of Glasgow city centre. Just a stone's throw from the vibrant and thriving area of Strathbungo and Shawlands, with some of Glasgow's most desirable coffee shops, brunch spots and bars. Comprises an entrance hall, living room, kitchen/dining, a master bedroom with an en-suite shower room, four further double bedrooms, a family-size bathroom and a utility/store.

With tasteful decor throughout, ready-to-move-in, highlights include a stylish kitchen with integrated appliances, modern bathroom suites and excellent storage provision. Further features include gas central heating, quality flooring, contemporary lighting, and single-glazed case and sash windows, restored in 2009. Furthermore, there is Cat.5 network throughout the majority of the bedrooms and the main public room, as well as separate wifi access points spread across the flat. Externally, the property benefits from a shared rear and front garden, with two shared stores in the close, allowing a combination of personal storage and communal garden equipment; as well as free on-street parking.

A welcoming entrance hall affords access throughout the property, including a large utility/storage cupboard, and offers ample space for furnishing and outerwear. Set to the front, with light neutral decor, the living room features carpeted flooring, spotlighting, a central light fitting and a southerly-facing bay window enjoying plentiful natural light. Also set to the front, with dual access from both the living room and hall, is the generously sized and stylish kitchen with quality engineered hardwood flooring and a selection of contemporary lights. Modern fitted units include quartz worktops, a double eye-level oven, a fridge/freezer and a gas hob set on the island, with an extended stone effect breakfast table; whilst freestanding appliances may be available by separate negotiation.

Tasteful decor continues throughout five double bedrooms, each offering well-proportioned room sizes, with the master bedroom benefiting from a modern en-suite with a mains mixer shower including a rainfall showerhead, as well as a standard hose, tiled splash walls and flooring, and a ladder-style radiator, whilst bedrooms four and five feature fitted wardrobe space. Completing the accommodation, a spacious bathroom is fitted with a stylish four-piece suite including a standalone bathtub, a large cubicle with a mains mixer shower including a rainfall showerhead, as well as a standard hose, tiled splash walls and flooring, and a ladder-style radiator.

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Approximate Gross Internal Area: (1905 sq ft - 177 sq m.)



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





Area Description

South of Glasgow city centre, the primarily residential area surrounding Queen's Park lies within short walks of Strathbungo and Shawlands. Popular with young families, as well as students, the increasingly fashionable area is well placed for easy travel into the city centre, with rail journeys on the Cathcart Line taking approximately 6 minutes from Queens Park station, just a 4 minute walk away. There are amenities available locally, including a bustling cafe scene, local supermarkets and located nearby the New Victoria Hospital. For leisure and recreation, the area is perhaps most well known as a stone's throw from Hampden Park, with Queen's Park in immediate proximity, followed by Maxwell Park and Pollok Park not far away, for those interested in outdoor pursuits. There are regular services for public transport available, and the area is in close proximity to the M74 for easy travel connections across the motorway network. The area is also well-serviced for schooling, with its own primary school and secondary education nearby at Holyrood, Kings Park and Shawlands Academy.











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