



3/1, 121 Holmlea Road, Glasgow, G44 4AG

Beautifully Presented, One-Bedroom, Third (Top) Floor Flat

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Property Description

Beautifully presented, one-bedroom, third (top) floor flat, forming part of a characterful period red-sandstone tenement. Located close to the open green spaces of Holmlea Park, in the popular Cathcart area, south of Glasgow city centre.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, and a bathroom.

Highlights include a stylish fitted kitchen with appliances, contemporary flooring, gas central heating and double glazing.

The development includes well-maintained communal stairs, a shared drying green, and a secured entry system.

A welcoming entrance hall, with wood-effect flooring and space for outerwear, affords access throughout the property. A generously sized living room is set to the front, featuring a stunning bay window allowing plentiful natural light, carpeted flooring, a central pendant light, a convenient built-in storage cupboard and space for dining.

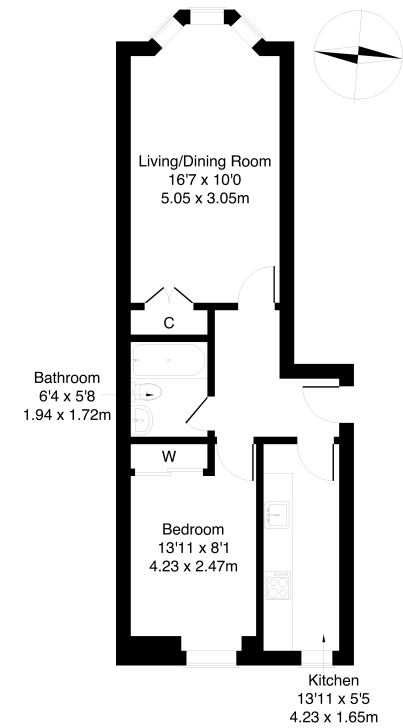
Set to the rear, a stylish kitchen is fitted with modern units, wood effect worktops, a sink with a drainer and a metro-tiled surround; with appliances including an integrated oven, gas hob, washing machine; and a freestanding fridge/freezer.

A tastefully finished double bedroom is set to the rear, with light decor, carpeted flooring, twin windows, and a built-in wardrobe with mirrored sliding doors. Completing the accommodation, set internally off the hall, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



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

Area Description

With the White Cart Water running through the area, the popular suburb of Cathcart is situated to the south of Glasgow City Centre. With amenities available locally, further shops and services are also available nearby in Shawlands. For recreation, the White Cart Way walking/cycle path is only minutes away, with nearby Linn Park providing green spaces and family-friendly activities, as does the popular Pollok Country Park just a little further

afield. Frequent public transport services are available locally to the centre of Glasgow and beyond, with easy access to local railway stations on the Cathcart Circle Line, as well as to the motorway network via the M77 and M74, providing connections to Glasgow International Airport and throughout Scotland. There is also good provision for schooling in the area at both primary and secondary levels.





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