



0/2, 22 Old Castle Gardens, Cathcart, Glasgow, G44 4SR

Beautifully Presented, Two Bedroom, Ground Floor Apartment

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Property Description

Beautifully presented, two bedroom, ground floor apartment, forming part of a modern factored residential development. Located in the popular Cathcart area, to the south of Glasgow city centre.

Comprises an entrance hallway, dining/living room, kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Highlights include a stylish kitchen with appliances, contemporary flooring and lighting, modern bathroom suites, and good storage provision including bedroom wardrobes.

In addition, there is a light neutral decor, multiple TV and phone points, gas central heating and double glazing. The development also offers secured entry, residents' parking with an allocated parking space and visitors' spaces, and well-maintained communal grounds.

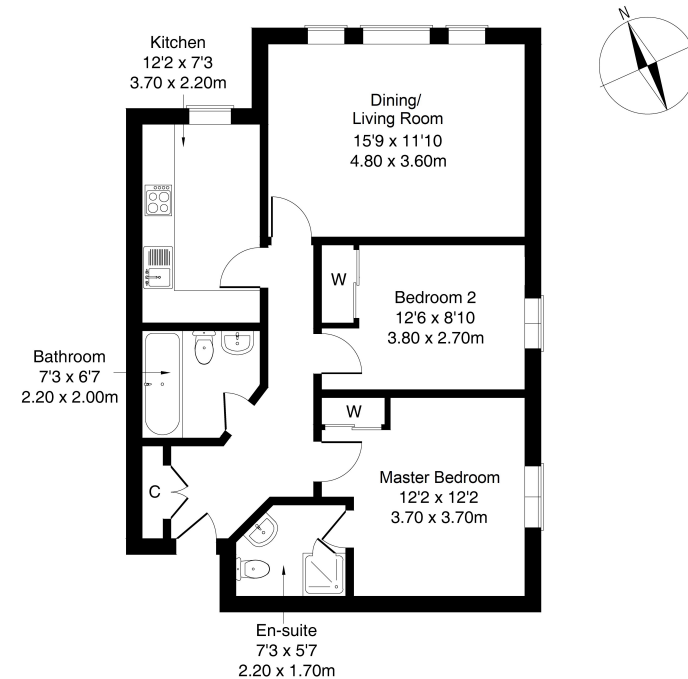
The entrance hall has a storage cupboard and wood effect flooring, and provides access throughout the apartment. The spacious dining/living room is set to the rear with spotlights, large windows and ample space for both lounge and dining furniture.

Also to the rear, the kitchen is fitted with modern units, wood effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated oven, gas hob and extractor hood; and a freestanding washing machine, fridge/freezer and dishwasher.

The master bedroom features carpeted flooring, a stylish en-suite shower room and a built-in wardrobe with mirror sliding doors; whilst bedroom two is similarly well finished, also with carpeted flooring and a built-in wardrobe with mirror sliding doors. Completing the accommodation, the fully tiled bathroom is fitted with a three-piece suite, a shower over the bath with a rainfall shower head and a ladder-style radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (732 sq ft - 68 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, located within walking distance; 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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