



Myrtle Park, Crosshill, Glasgow
Offers Over £265,000

3 bedroom flat for sale | Freehold **SSTC**

Set within a quiet pocket of Crosshill in Glasgow’s vibrant Southside, this charming three-bedroom upper sandstone conversion combines period character, generous living space and a fantastic location just moments from Shawlands and Queens Park.

The property is approached via a gated driveway providing off-street parking for several vehicles, with steps leading to the main entrance.

Internally, the home retains many traditional features including high ceilings, decorative cornicing and large bay windows which flood the property with natural light. A welcoming reception hallway leads to the impressive bay-windowed lounge, complete with a focal point fireplace and detailed cornice work, creating a warm and inviting living space.

The kitchen is fitted with a range of high-gloss floor and wall-mounted units and includes a gas hob, double oven, integrated dishwasher and space for a freestanding fridge freezer and washing machine.

There are three well-proportioned bedrooms within the main level of the home, offering flexible accommodation for family living, guest rooms or home working. There is an additional room that has been reconfigured to provide access to a floored and lined attic.

The modern shower room is finished with large format tiling, a white vanity unit with matte black fittings and a spacious walk-in rainfall shower.

Externally, the property benefits from a generous outdoor space including a slabbed garden area with flower beds, a raised decked patio and two summer houses, offering excellent space for relaxing or entertaining. There is also useful outdoor storage located beneath the external stairwell.

Further features include gas central heating, double glazing and quality floor coverings throughout.

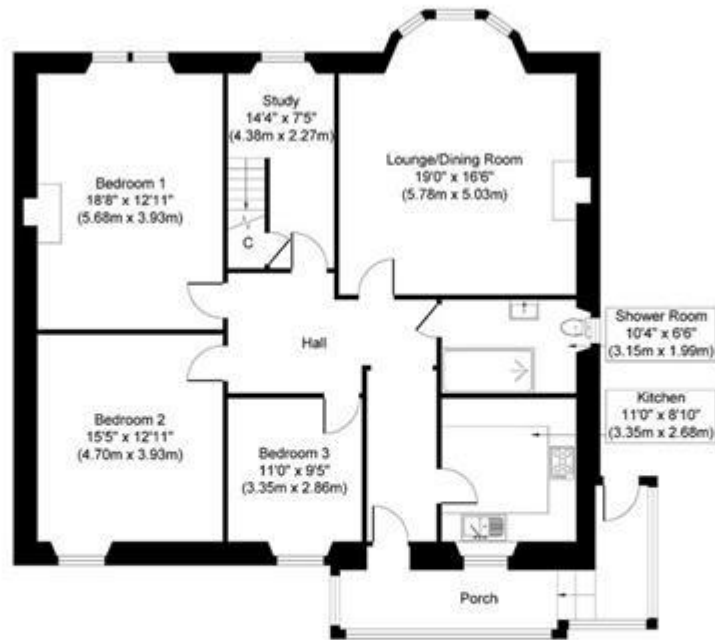
Myrtle Park is ideally positioned within Crosshill, one of Glasgow’s most popular Southside neighbourhoods. The property is within walking distance of both Crosshill and Queens Park train stations, offering quick and convenient access to Glasgow city centre. The nearby areas of Shawlands, Strathbungo and Mount Florida provide a fantastic selection of cafes, restaurants, bars and independent shops, while Queens Park offers beautiful green space, leisure facilities and scenic walks.

This impressive upper conversion offers the perfect balance of character, space and location in one of Glasgow’s most desirable areas.

Council Tax Band: E
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Private Garden, Rear Garden



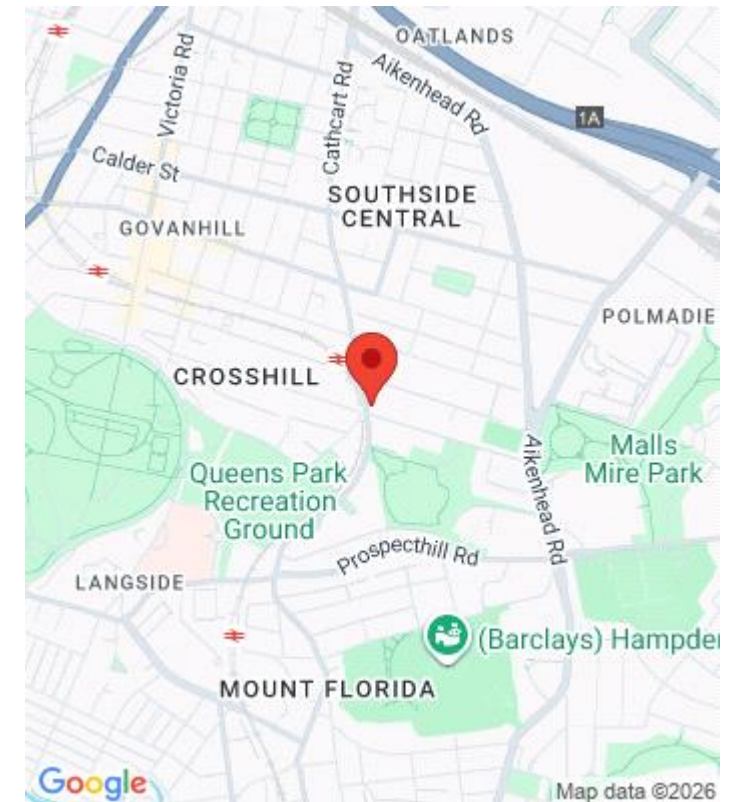
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Lower Floor
Approximate Floor Area
1503 sq. ft
(139.64 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-)	A	(92-)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
70	78	67	78
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	