



Flat 2/2 22 Mannering Court, Glasgow, G41 3QJ
Offers Over £165,000



MONARCH
LEGAL



This attractive two-bedroom second-floor flat is situated within the popular Mannering Court, in the highly desirable southside district of Shawlands.

The property offers well-proportioned accommodation throughout and features a large, bright living room with ample space for both lounge and dining furniture, creating an ideal setting for relaxing or entertaining.

The separate kitchen has been recently refurbished, providing a modern and functional space with contemporary fittings and generous worktop and storage space.





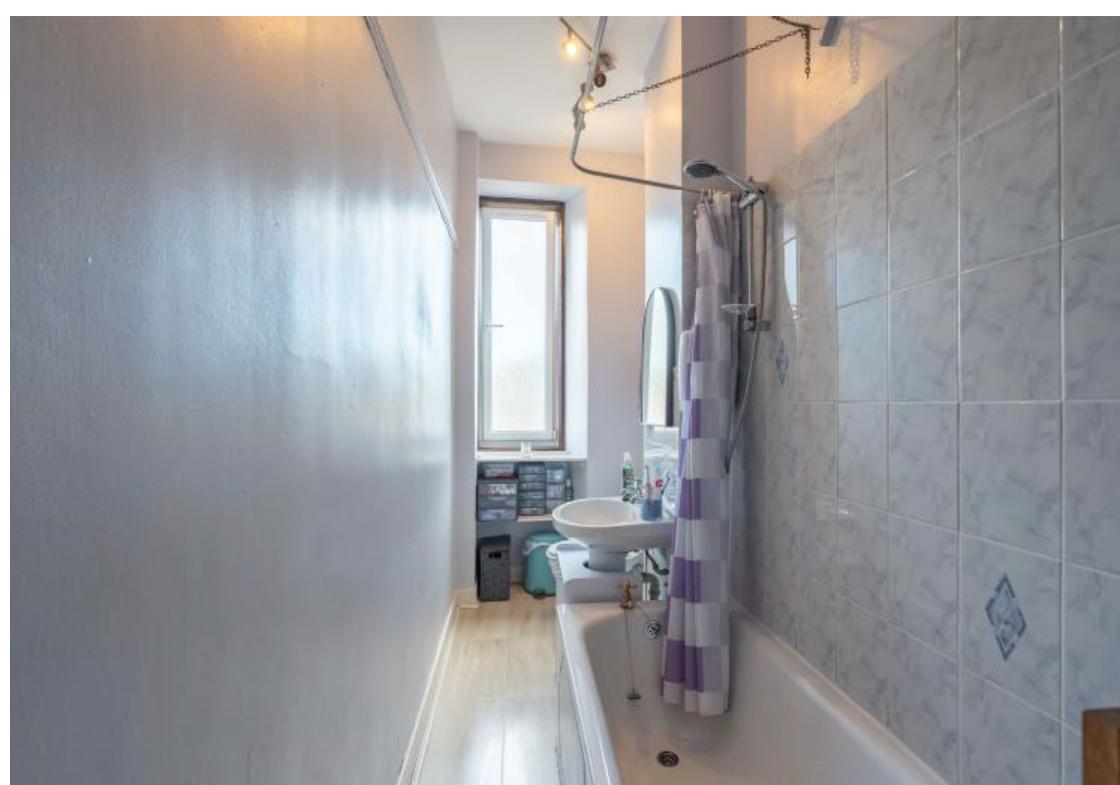
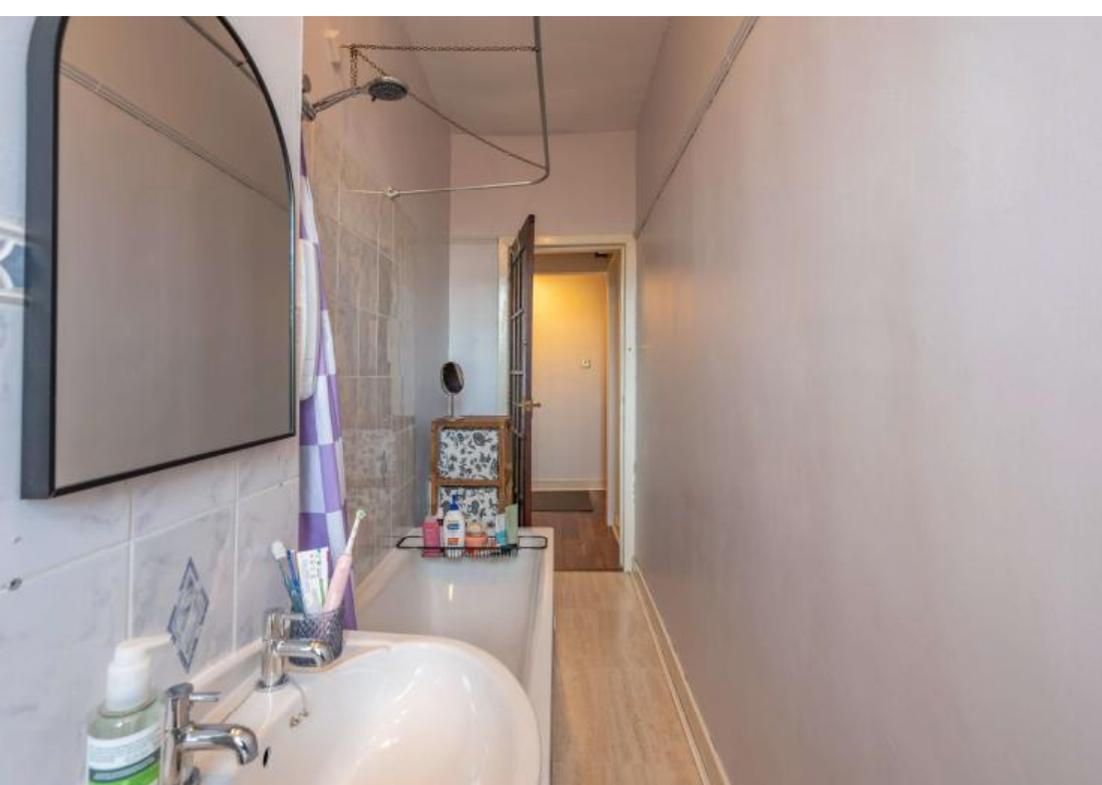
There are two generously sized bedrooms, both offering excellent storage, making the property suitable for professionals, couples, or small families.

The accommodation is completed by a standard three-piece bathroom suite, finished in a clean and practical style.

Positioned on the second floor, the flat benefits from a convenient and comfortable layout. Externally, residents benefit from ample parking within the development, offering practical off-street parking for both residents and visitors.

Manning Court enjoys a sought-after location within Shawlands, close to a wide range of local amenities, transport links, and green spaces including Queen's Park.

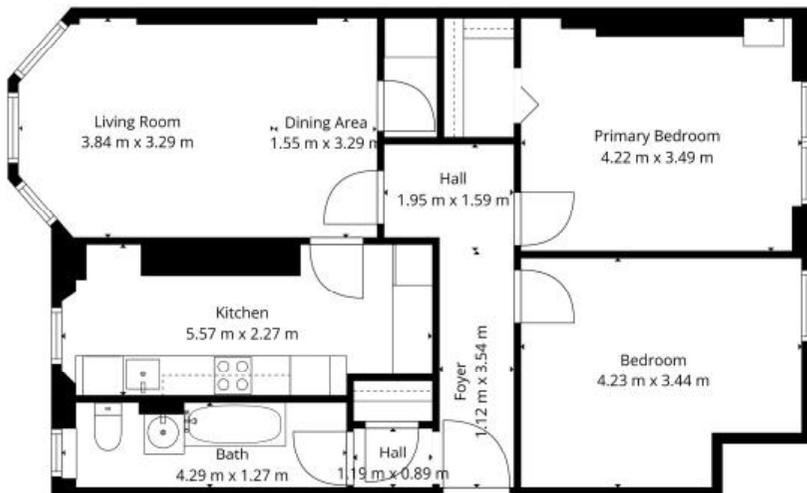
Overall, the property represents an excellent opportunity to acquire a well-presented home in one of Glasgow's most vibrant and popular neighbourhoods.



**Flat 2/2, 22 Mannering Court,
Glasgow, G41 3QJ**

Approx. Gross Internal Area:
850 Sq Ft (79 Sq M)

For identification purpose only. Not to scale.
www.wear96.com



Mannering Court is a residential development located in the Shawlands area of Glasgow. Shawlands itself is a well-known neighbourhood on the south side of the city, recognised for its traditional sandstone tenements, busy high street, and strong local community. The area has developed a reputation as one of Glasgow's more vibrant residential districts, combining historic architecture with modern cafés, shops, and restaurants. Living near Mannering Court places residents close to the centre of Shawlands life, particularly around Kilmarnock Road, the main commercial street that runs through the neighbourhood. This area offers a wide variety of local amenities, including supermarkets, independent businesses, cafés, and restaurants. The street is active throughout the day and evening, giving Shawlands a lively but still residential atmosphere. Another important feature of the area around Mannering Court is its proximity to Queen's Park. The park is one of Glasgow's most significant green spaces and provides walking paths, open lawns, and views over the city from its elevated ground. It is a popular location for recreation, exercise, and community events, and it contributes greatly to the quality of life for residents living in Shawlands. The location is also convenient for travel into the city centre. Nearby stations such as Shawlands railway station provide regular rail services, allowing residents to reach central Glasgow within a short journey. Because of this accessibility, along with its range of local amenities and green space, Shawlands remains a desirable residential area for a wide range of people living and working in Glasgow.

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.