



Flat 3/2, 37 Caird Drive, Partickhill

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Situation

Centrally located, this property is being conveniently located for easy access to all the West End has to offer. Glasgow is a vibrant, cosmopolitan city and benefits from a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants.

The area surrounding the property offers a range of amenities, excellent local facilities with a diverse range of shops, supermarket facilities, Kelvingrove Park, Botanic Gardens, Glasgow University and is near the Financial District, the SECC, Clyde Auditorium and Pacific Quay where the BBC and the SMG are headquartered. Excellent commuting links to the City Centre, by bus, train and underground links.

The nearby Clydeside Expressway, Clyde Tunnel and the M8 ensure easy access to neighbouring business districts, Glasgow Airport and some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.





Description

A bright and spacious traditional one bedroom top floor flat, with far reaching southerly views towards south Glasgow, set within this continually popular location, conveniently located to local shops, cafes and amenities on Hyndland Road and Byres Road.

A controlled secured entry system leads to a well maintained communal entrance close and stairwell.

The accommodation comprises:

Entrance vestibule. Reception hallway with storage. Bay window sitting room with feature fireplace and walk in cupboard. Well appointed dining kitchen. Double bedroom. Bathroom with a three piece white suite with shower over bath.

The property is further complemented by gas central heating and partial double glazing window units. Communal rear garden with bin stores.



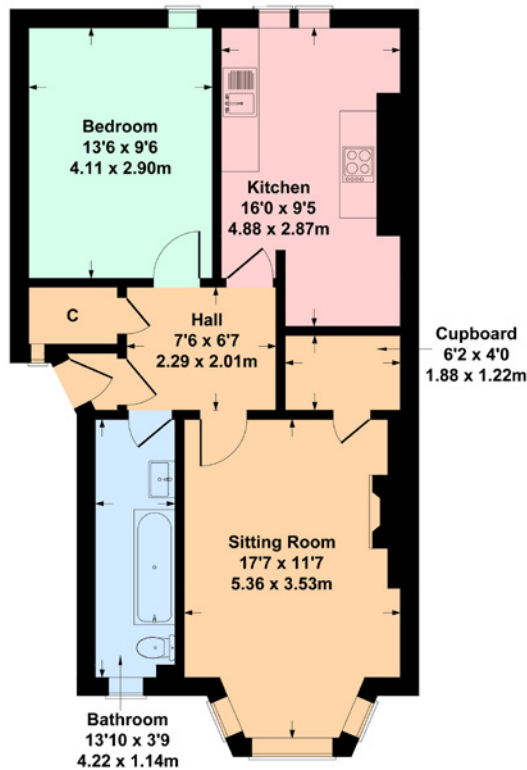


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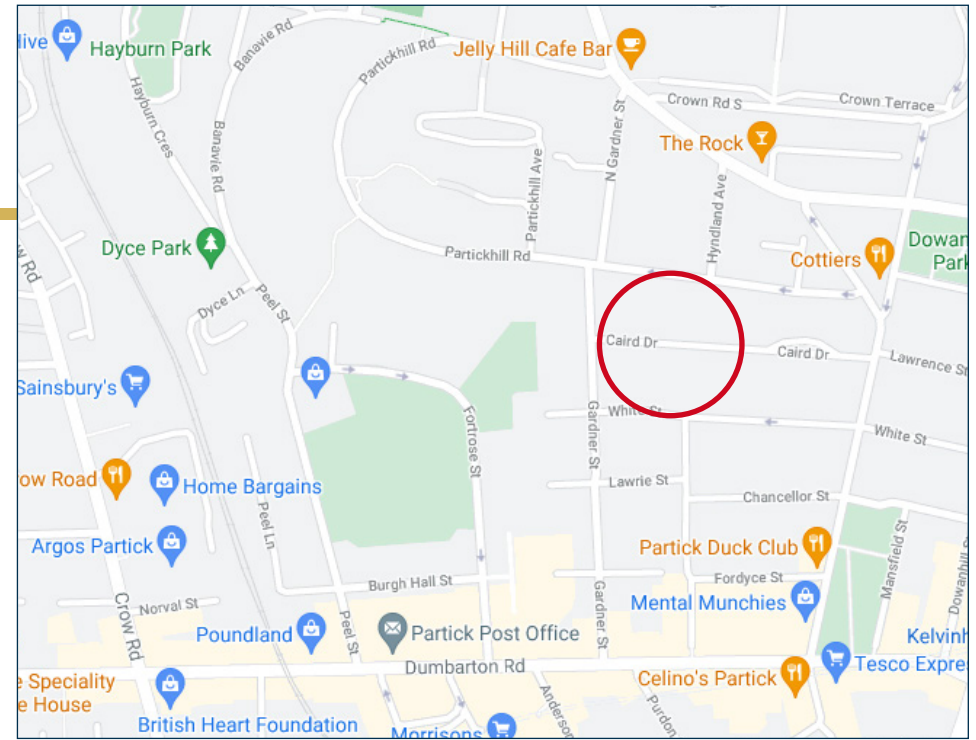
Approximate gross internal area 654 sq ft - 61 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Council Tax Band: C

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow G2 1DU
Tel: 0141 287 2000

Property Reference CLA319

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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