



Flat 1/1, 2 Middlesex Gardens, Kinning Park

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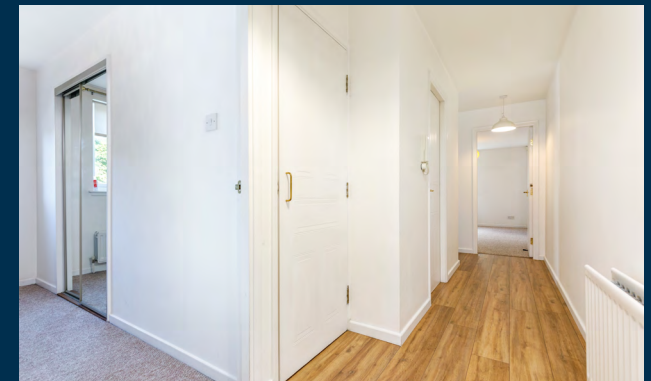
Situation

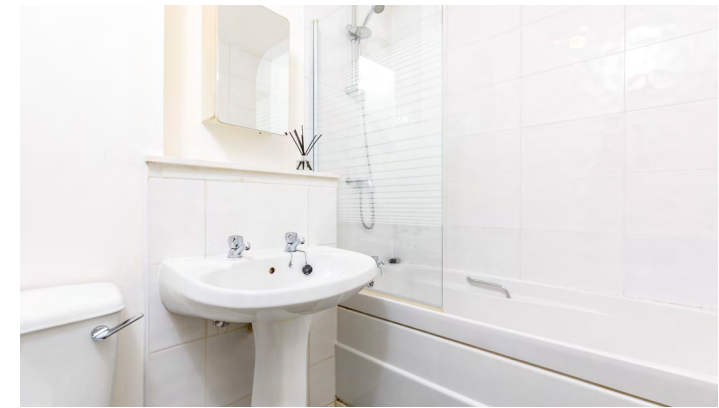
Centrally located, this property is conveniently located for easy access to all the city has to offer. This development remains popular due to its location and proximity to the City Centre/ Finnieston/West End via the Clyde 'Arc' Bridge, by bus or by local underground station.

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 and is near the Financial District, SECC, Clyde Auditorium and Pacific Quay where the BBC and the SMG are headquartered. Paisley Road West offers a range of popular bars and restaurants as well as a selection of local shops and supermarkets.

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





Description

A well presented and bright two bedroom first floor corner position flat with residents parking and private lock up garage, close to local amenities and transport links.

Controlled door security entry leads to a well kept communal entrance and stairwell. Stair access to all levels.

The complete accommodation comprises:

Welcoming reception hall with storage. A bright and spacious bay window sitting room. Well appointed modern kitchen with a full complement of floor and wall mounted cabinets with coordinated worktops. Two bedrooms, both of which benefit from fitted wardrobes. A bathroom with three piece suite and shower over the bath completes the accommodation.

The property also benefits from gas central heating, double glazing, door entry system and residents parking. The property also benefits from a single garage.

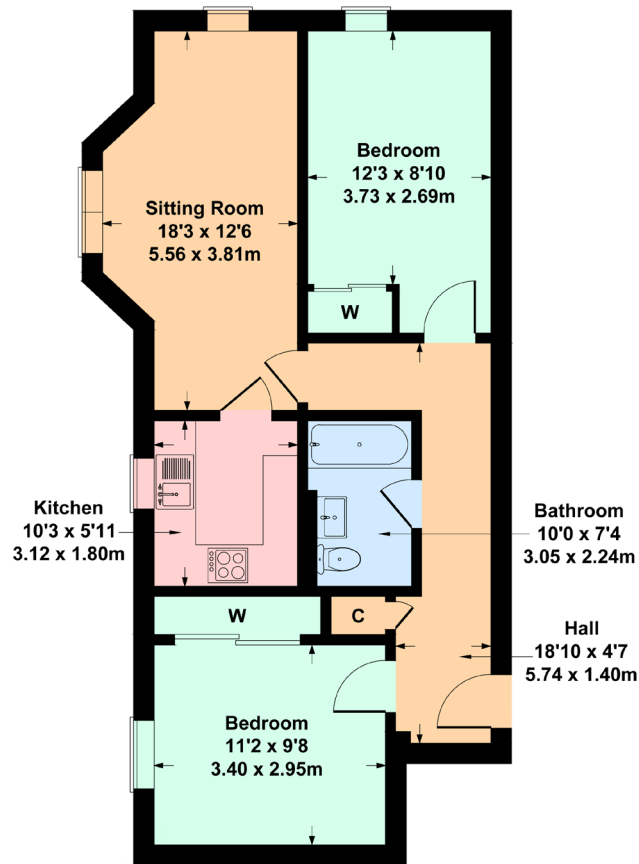


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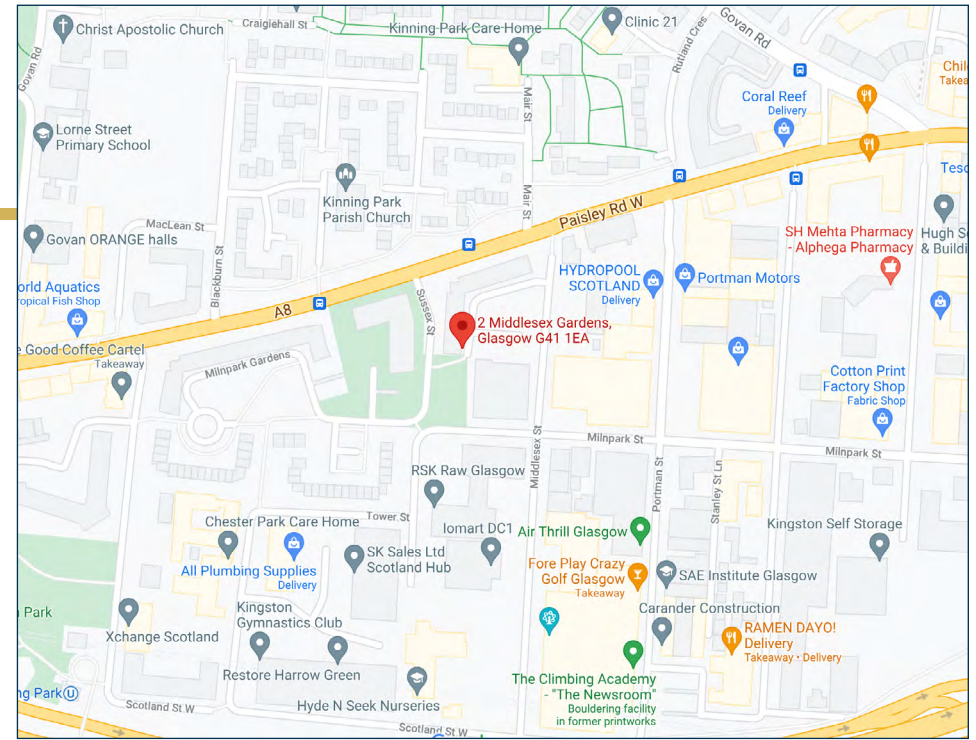
Approximate gross internal area 635 sq ft - 59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting 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

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.



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, gas, electricity and drainage.

Local Authority

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

Property Reference

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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