



21 Windlaw Park Gardens, Muirend

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Situation

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Muirend and its neighbouring suburbs of Clarkston and Giffnock are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Windlaw Park Gardens is conveniently located for Clarkston Road amenities including local shops, Sainsbury's supermarket and coffee shops catering for day to day requirements. The Avenue, Greenlaw Village Retail Park and Silverburn Shopping Centre are a short drive from the development

Sports and recreational facilities can be found locally to include Nuffield Health Gym, Cathcart, Williamwood, Cathcart and Whitecraigs Golf Clubs and is close to both Rouken-Glen and Linn Park.





Description

A well presented and well maintained first floor one bedroom retirement flat, built by Alfred McAlpine, located just a short walk from public transport and local shops on Clarkston Road.

The accommodation comprises:

Entrance hall with stairs to first floor. Reception hall with storage cupboards. Bright sitting/ dining room. Well-appointed separate kitchen with a range of floor and wall mounted cabinets. Double bedroom with fitted wardrobes and attractive shower room.

The property is further complemented by a mixture of double and triple glazing, electric heating, secure entry system, well maintained landscaped communal garden grounds and private resident's parking facilities.



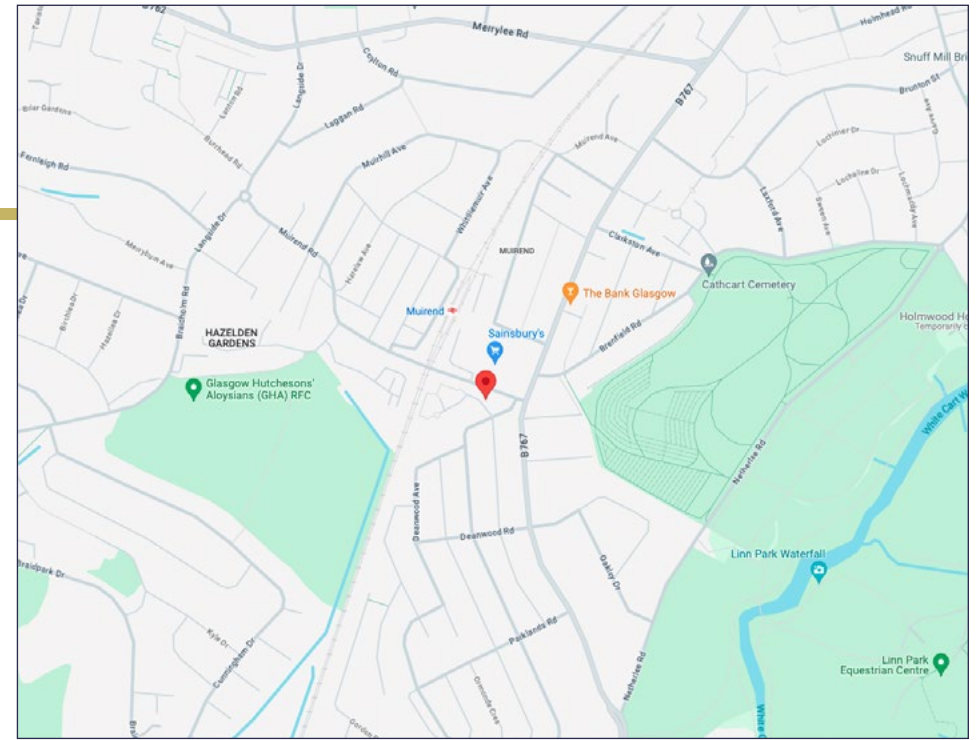
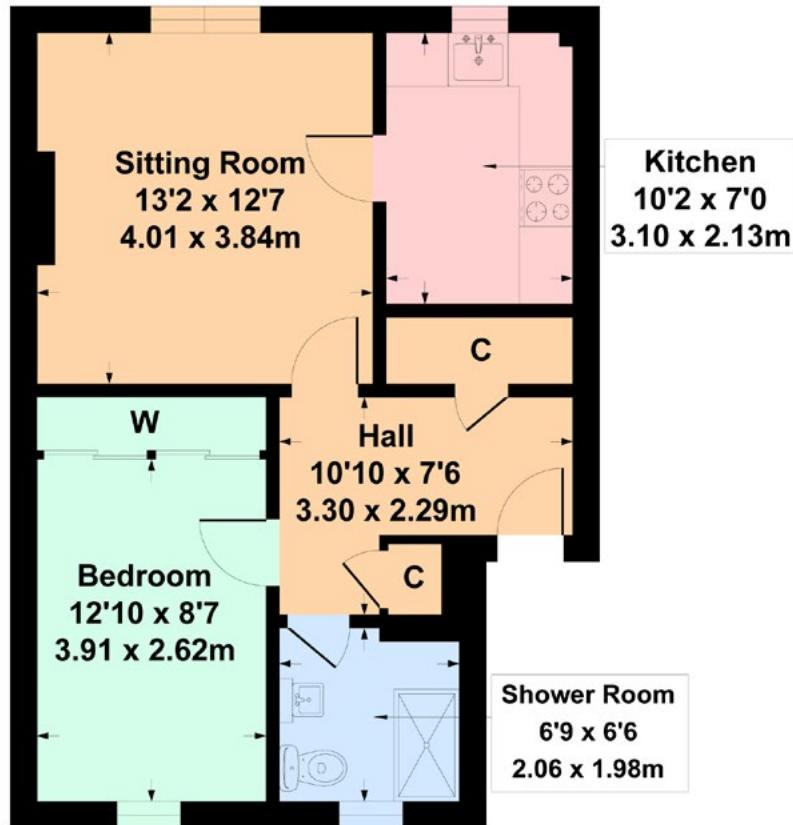


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21 Windlaw Park Gardens, Muirend G44 3QN

Approximate gross internal area = 537 sq ft - 50 sq m



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@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 D

Services

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

Local Authority

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

Property Reference CLA 484

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. 2024

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.

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