



114 Simshill Road, Simshill

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

A hugely popular suburb, Simshill is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M74, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to Glasgow and 40 minutes to Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and surrounding areas.

Simshill and its neighbouring suburbs of Croftfoot, Burnside, Cambuslang, Rutherglen and East Kilbride offer a wide range of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. There are local sports and recreational facilities within the area including several public parks, bowling and tennis clubs and a choice of golf courses.

Linn Park is the second largest park in the city and with its variety of activities including an 18 hole golf course, children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland. Pollok Country Park is also within easy reach.

For those with young families, the property sits within the catchment area for admired primary and secondary schools.









## Description

A well presented two bedroom semi detached villa, in close proximity to local amenities and transport links.

The property affords well appointed and flexible accommodation, well designed for family living.

Ground floor: Entrance Hallway. Bright sitting room on an open plan arrangement to the dining room, with views onto the front and rear gardens. Well appointed kitchen fitted with a full complement of floor and wall mounted cabinets and complementary worktop surfaces.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with cupboard space. Bathroom with three piece suite.

The property is further complemented by gas central heating and double glazing. A driveway provides off-street parking and leads to a detached single garage. Private gardens to the rear feature a lawn area and a terrace, which is ideal for entertaining.







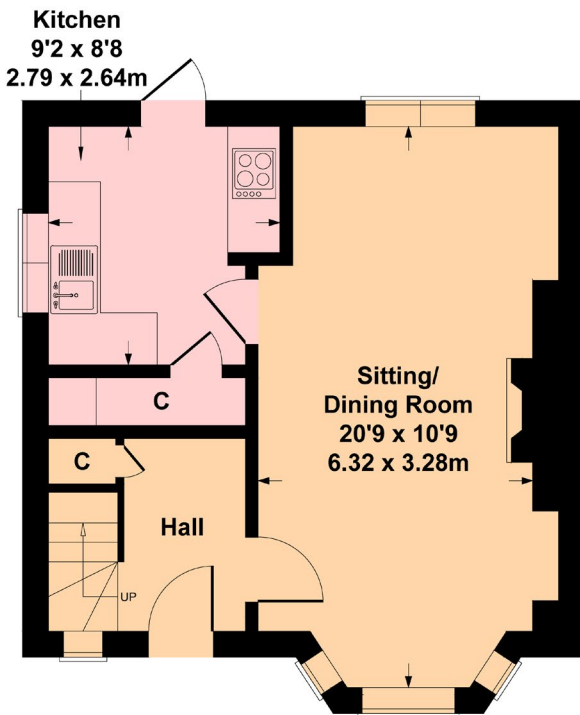
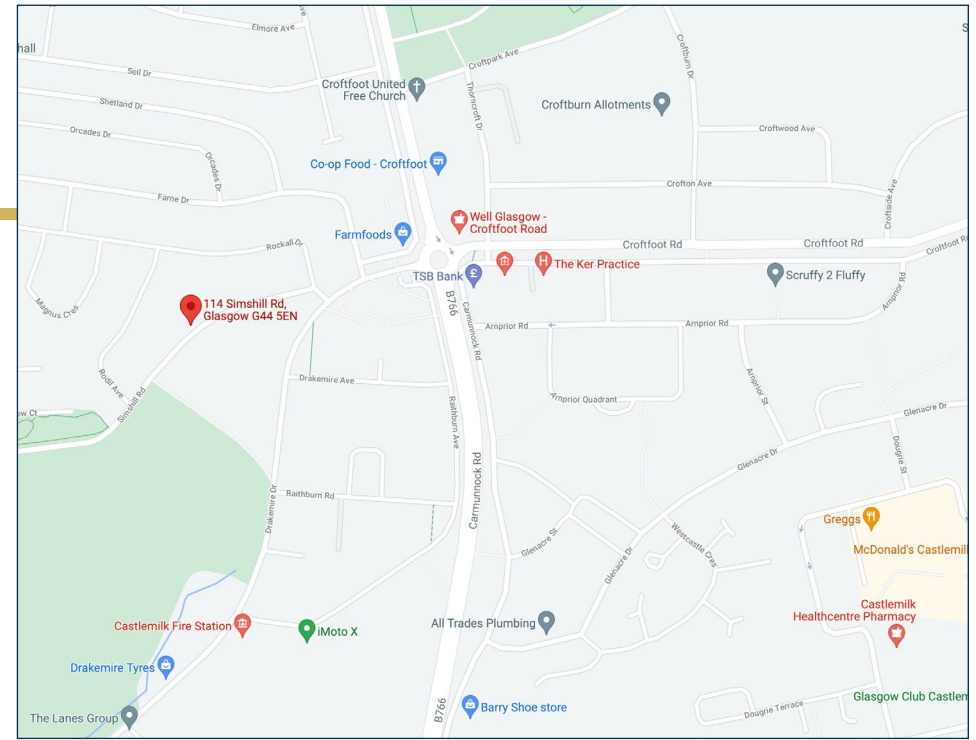


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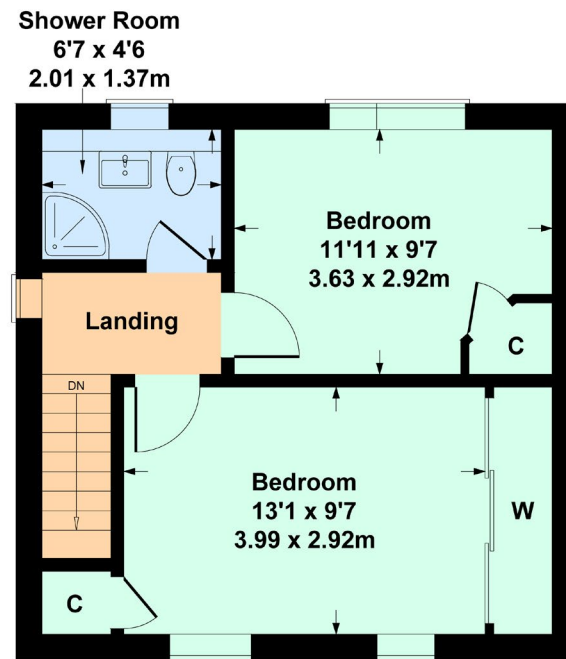


114 Simshill Road, Simshill G44 5EN

Approximate gross internal area 777 sq ft - 72 sq m



GROUND FLOOR



FIRST FLOOR

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  
1 Helena Place  
Clarkston G76 7RB  
Telephone 0141 638 4541  
clarkston@nicolestateagents.co.uk

### Outgoings

Glasgow City Council  
Council Tax Band: D

### 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 gas. Gas central heating.

### Local Authority

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

Property Reference CLA 337

1 Helena Place, Clarkston G76 7RB

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