



Flat 3/2, 192 Ledard Road, Battlefield

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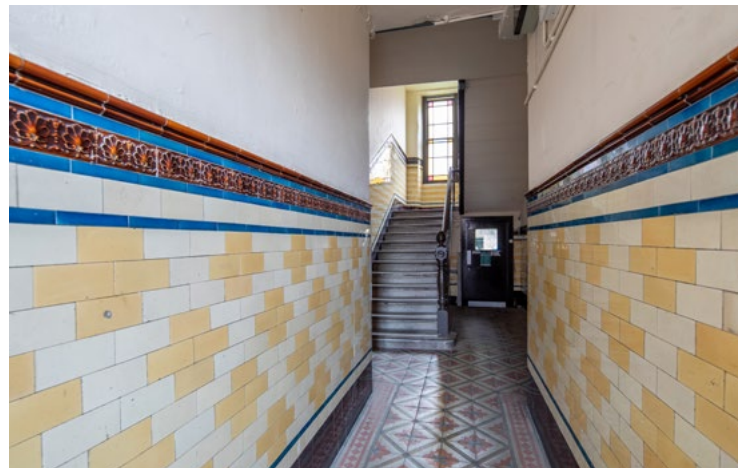
Description

This simply stunning and beautifully presented two-bedroom, third floor flat is located in the heart of the vibrant Battlefield community, close to local shops, amenities and enviable transport links.

Contained within a traditional sandstone tenement, this flat offers generously proportioned accommodation which comprises of:

A secure entry system which leads to a well maintained and illuminated communal period tiled entrance with stairwell access to all levels. A generous reception hallway with storage welcomes you to the property and features original hardwood floors which continue through to the living room and principal bedroom. A well decorated and bright living room with a large bay window that floods the room with light, provides splendid views and makes for a beautiful sitting area. A well appointed, dining kitchen with a range of wall mounted and floor standing units offers ample workspace and storage. This is the heart of the home and a great space for hosting and socialising. The principal bedroom has been beautifully decorated with calming, neutral tones and is fitted with bespoke built wardrobes. Bedroom two, which is versatile in it's use, currently serves as a home office and guest room reflecting the adaptability of this space. The bathroom is elegantly finished in a traditional style featuring a three piece suite including a roll-top luxurious bath and co-ordinated white tilling which completes the overall accommodation.

The property is further complemented by gas central heating, with a newly installed boiler, and double glazed windows. Externally there is a well kept communal area with bin store and drying area to the rear of the property, and the Battlefield Community Garden is located across the street offering a great place to enjoy the outdoors and socialise.









Situation

Battlefield and its neighbouring suburb of Shawlands provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is near Queen's Park and Newlands Park. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets is around a 10 minute drive away. There are several golf courses in the area including Pollok and Haggs Castle Golf Clubs and a selection of local health clubs.

Queen's Park itself is a beautiful Sir Robert Paxton creation which offers something for everyone, from manicured lawns, sport and recreational facilities, boating pond, glasshouse and extensive views across the City towards the Campsie Hills and Ben Lomond.

Pollok Country Park is Glasgow's largest park and the only Country Park within Glasgow. In 2006 Pollok Country Park was named the best park in Britain and in 2008, it was named the Best Park in Europe. Its extensive woodlands and gardens provide a quiet sanctuary for both visitors and wildlife.

The M77 provides commuter to the City Centre, Glasgow Airport and along with the Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport. The area is well served by first class train and bus services.











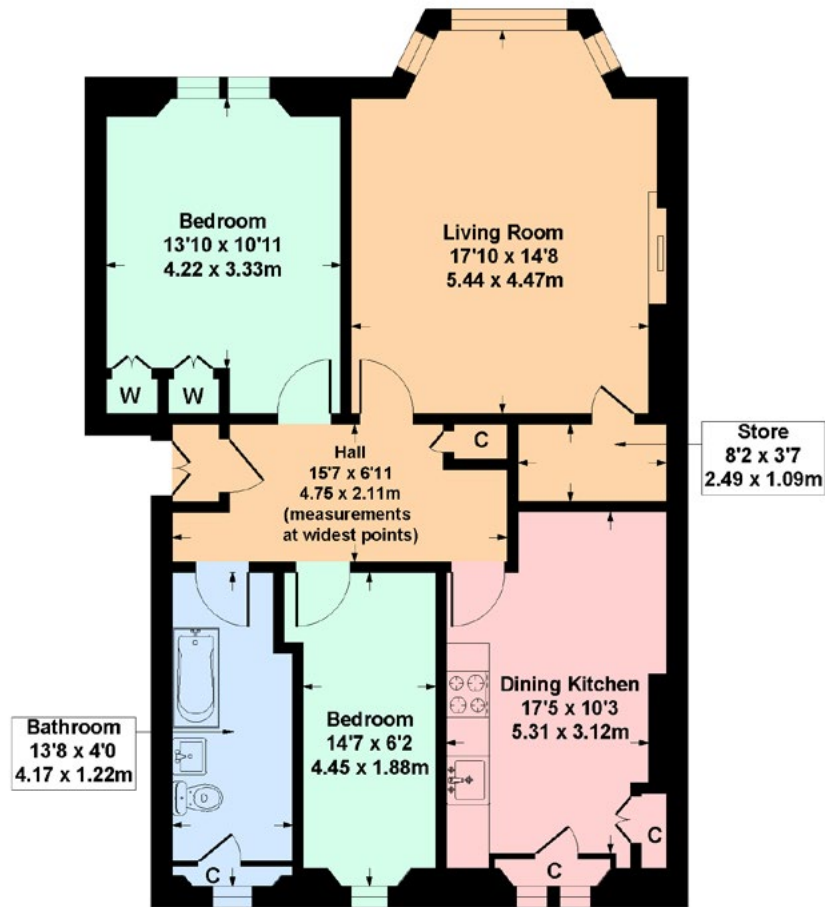


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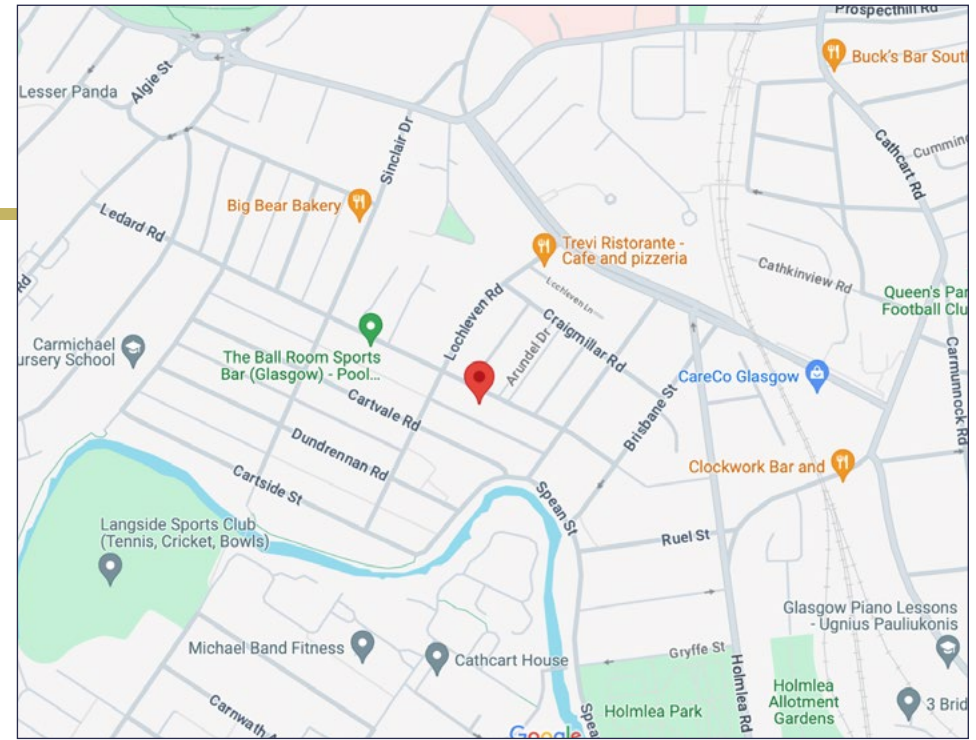
Approximate gross internal area = 873 sq ft - 81.13 sq m



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. 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.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place, Busby Road
Clarkston, G76 7RB
Telephone 0141 638 4541
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
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 is 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

CLA486

1 Helena Place, Busby Road, Clarkston, G76 7RB

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