



39 National Crescent, Cowglen

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

Cowglen and its neighbouring suburbs of Shawlands, Pollokshields and Thornliebank provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area including Cowglen, Pollok and Haggs Castle Golf Clubs and a selection of local health clubs.

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 Park also contains the Burrell Collection, a purpose-built building designed to hold the large, eclectic antique and art collection of shipping magnate William Burrell, who donated the collection to the City of Glasgow on his death. Another feature of interest is the award-winning fold of Highland cattle.

The M77/ M8 provides commuter access to the City Centre, Glasgow Airport and along with the Glasgow Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport. Further transport links are within walking distance of the property.











## Description

A beautifully presented and virtually brand new 'Thurso' style four-bedroom detached villa built in 2019, set within continually popular location, upgraded and well maintained the by the current owners. Internally the complete accommodation affording flexible and generously proportioned living formed over two levels.

Ground Floor: Welcoming reception hall with staircase to upper level. Spacious and bright sitting room. Dining room/ family room with views onto the front of the property. Well appointed dining kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Guest WC completes the lower accommodation.

First Floor: Bright and spacious upper landing. Generous principal bedroom with and an attractive ensuite shower room with double shower enclosure. Bedroom two, bedroom three and bedroom four, are all double proportion. House bathroom with shower over the bath.

The property is further complemented by gas central heating and double glazing. The property also benefits from the balance of the NHBC certificate. Well tended corner landscaped gardens, upgraded by present owner, enclosed rear garden with terrace ideal for entertaining. A driveway to the rear provides off street parking.







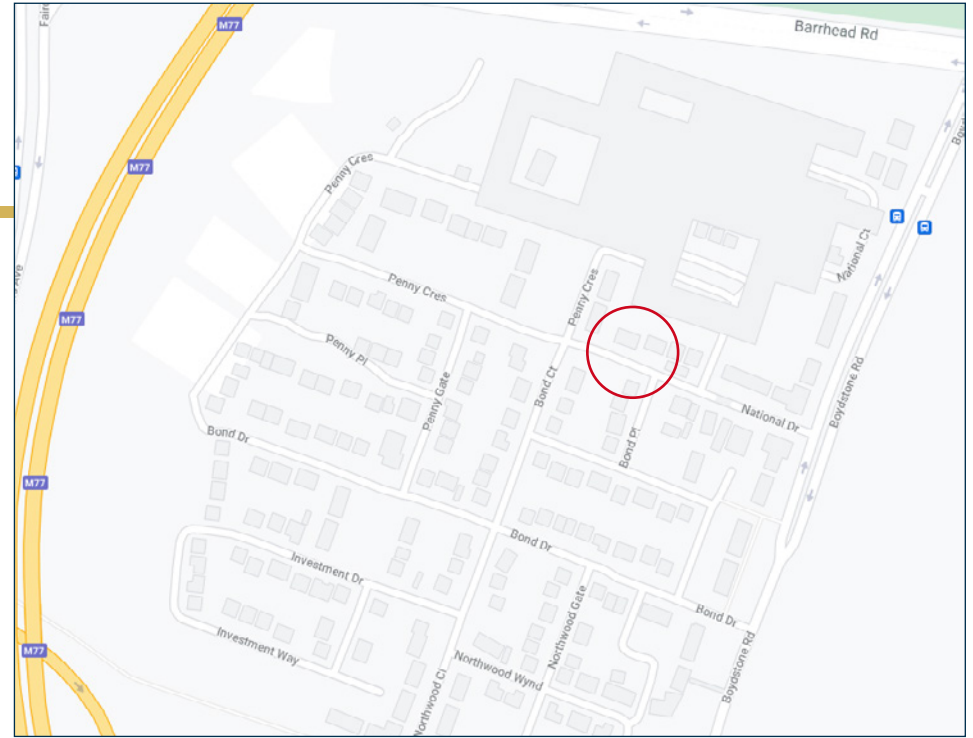






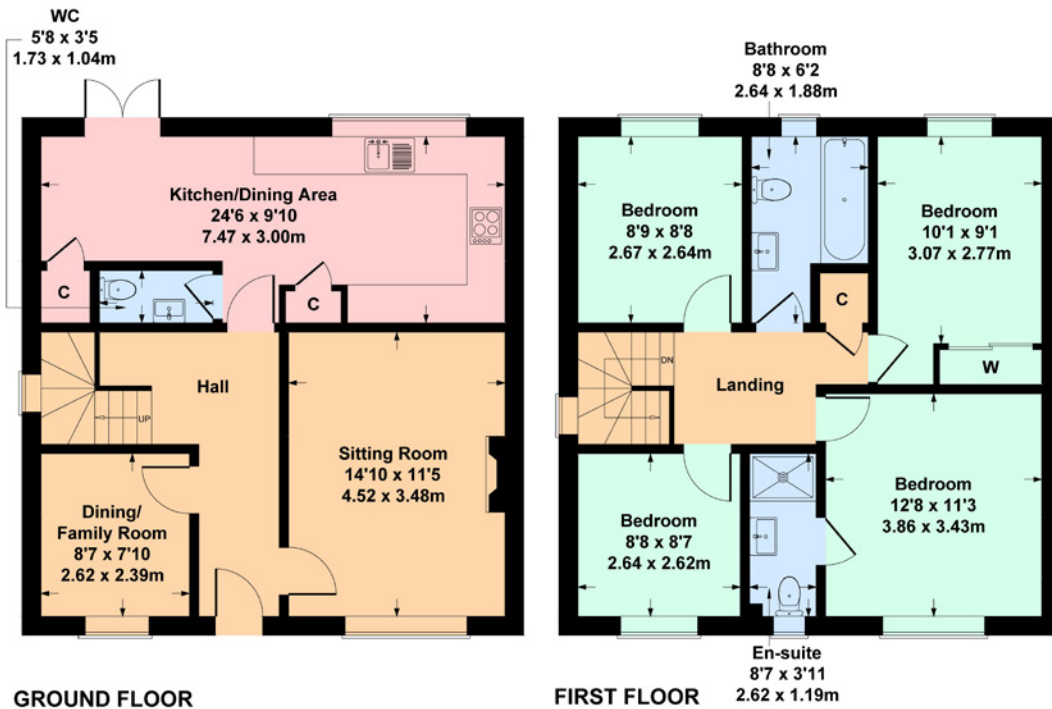


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### 39 National Crescent, Cowglen G43 1AX

Approximate gross internal area 1,241 sq ft - 116 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: E

#### Fixtures and Fittings

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

#### Energy Efficiency Rating

Band B

#### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating (not tested).

#### Local Authority

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

#### Property Reference 1940

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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