



19 Tinto Road, Newlands

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Widely recognised as one of Glasgow's premier residential pockets, Newlands is conveniently located within around four miles of Glasgow City Centre.

Newlands is well served by first class train and bus services to the City Centre and to East Kilbride. The neighbouring suburbs of Shawlands, Giffnock provide a broad range of excellent shopping facilities, supermarkets, fine 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 and a selection of local health clubs. Newlands Park, Queen's Park, Pollok Country Park and Linn Park are also within easy reach.

The M77/M8 provide 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.









## Description

Seldom available, a handsome and spacious traditional four bedroom semi detached villa, only a short distance to local shops and nearby transport links on Kilmarnock Road.

This family home is available for the first time in over 40 years and has been well maintained and reroofed by the current owners, affording flexible accommodation, well designed for family living formed over two levels, set within generous garden grounds. The accommodation comprises:

**Ground Floor:** Welcoming reception hallway with staircase to upper floor. Spacious and bright bay window drawing room. Generous dining room overlooking the rear garden. Sitting room in turn connecting to the kitchen. Well appointed refitted kitchen with a range of floor and wall mounted cabinets. The house bathroom completes the lower accommodation.

**First Floor:** Bright upper landing affords access to all four double bedrooms. Bedroom one is particularly spacious with an extensive range of fitted bedroom furniture and an ensuite shower room. Bedroom two with ensuite WC. Bedroom three. Bedroom four.

Well kept garden grounds. Private, enclosed rear garden with large section of lawn. There is a driveway to the side providing off street parking and leads to a detached garage. The grounds would allow further development subject to the relevant consents, if desired. The property is further complemented by gas central heating and is mainly double glazing.

















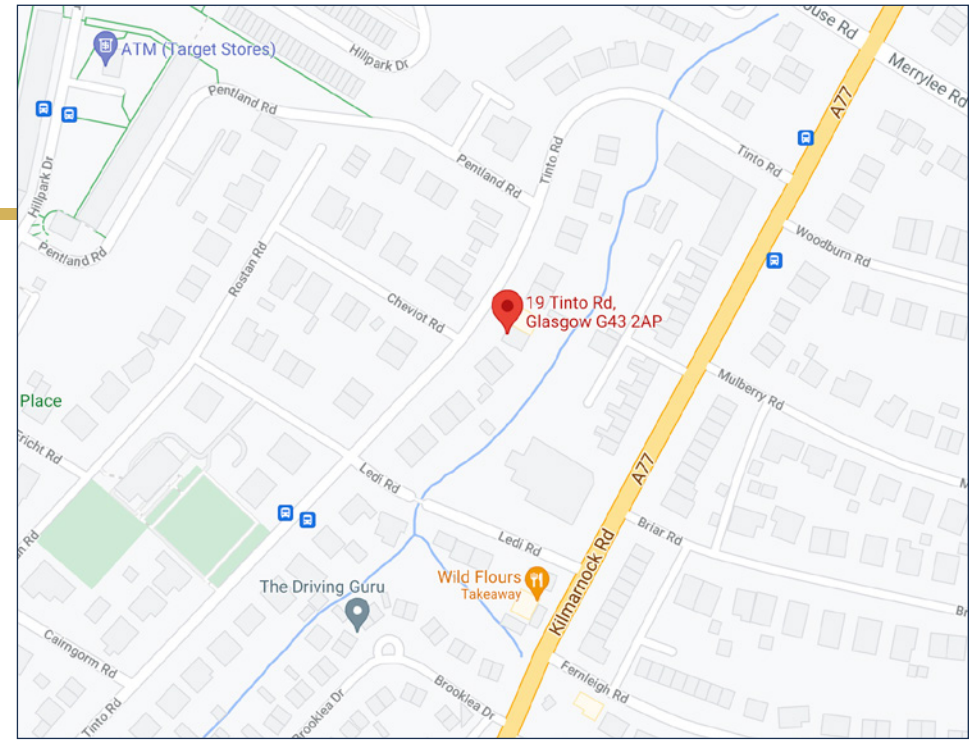
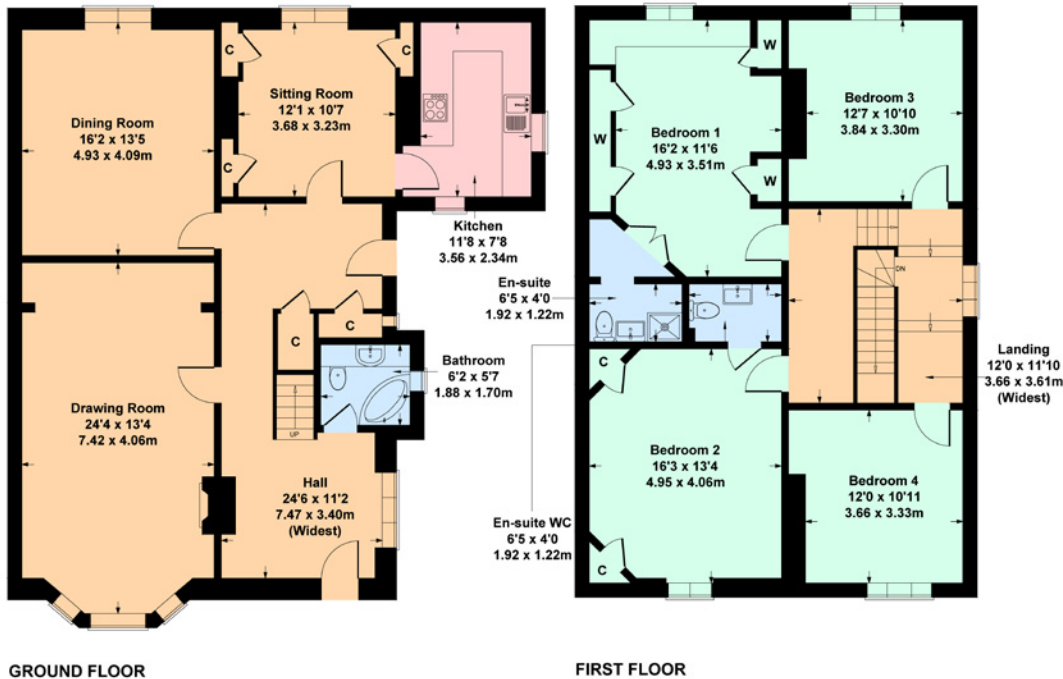


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19 Tinto Road, Newlands, G43 2AL

Approximate gross internal area 2,258sq ft - 209 sq m



### 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: Band G

### 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, gas, electricity and drainage. Gas central heating.

### Local Authority

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

### Property Reference 1922

#### 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.

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