



39A Cathkin Road, Langside

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Langside and its neighbouring suburb of Shawlands and Strathbungo provide a broad range of excellent shopping facilities, supermarkets, restaurants, cafes, bars and numerous recreational facilities and is in close proximity to Queen's Park and Pollok Country Park. Silverburn Shopping Centre provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area including Pollok and Hagsgs 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 Glasgow 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 regular train and bus services









## Description

Seldom available, a well presented and spacious two bedroom lower ground floor conversion of this handsome period detached villa with private parking and extensive private terrace, located in this leafy pocket of Langside, close to local amenities, shops and transport links.

This property affords flexible accommodation comprising:

Private, main door access. Welcoming reception hallway with walk in storage cupboard/ study area. Spacious sitting room with bay window and French doors opening to the private terrace. Semi open plan layout to kitchen. Well appointed kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Two double bedrooms. The bathroom and utility area complete the accommodation.

A particular feature of this property is the extensive slabbed enclosed terrace. The property is further complemented by gas central heating and double glazing. A shared monobloc driveway provides access to an allocated parking area with space for two cars.







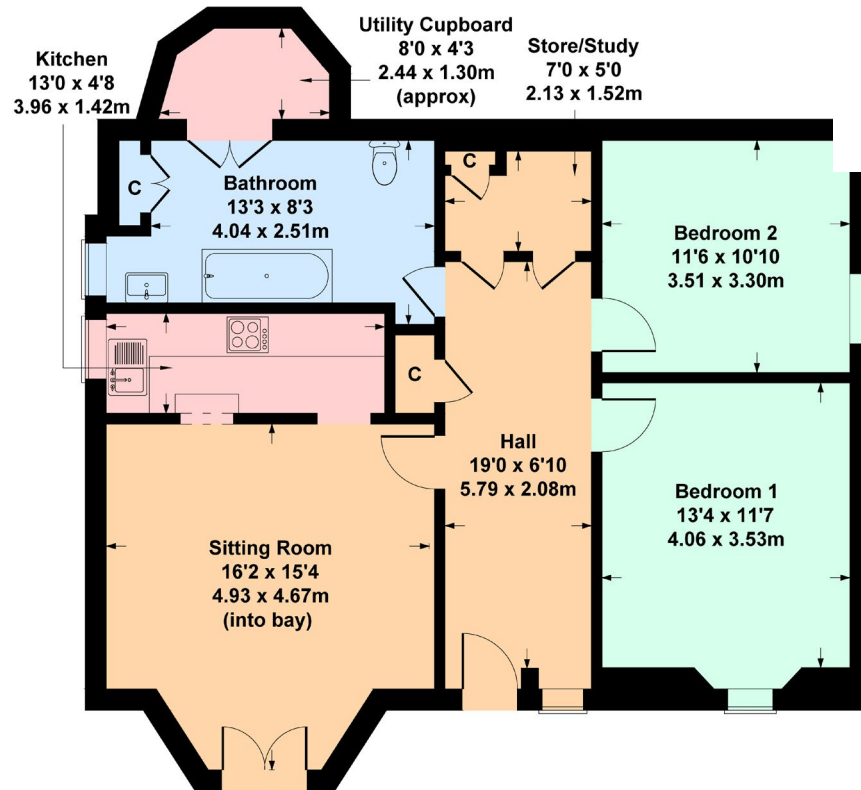


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### 39A Cathkin Road, Langside, G42 9UJ

Approximate Gross Internal Area  
942 sq ft - 88 sq m

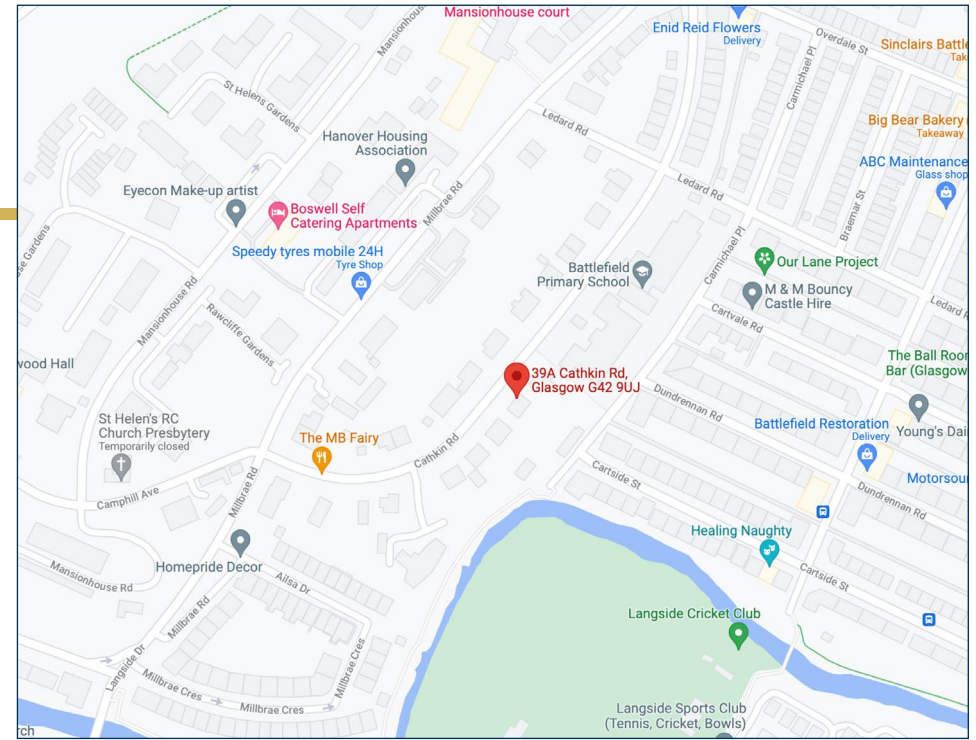


#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
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 D

#### Services

The property will be supplied by mains water, gas, electricity and drainage.

#### Local Authority

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

#### Property Reference 1977

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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