



Flat 3/1, 10 Ellangowan Road, Shawlands

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Situation

Shawlands and its neighbouring suburbs of Strathbungo, Langside and Pollokshields provide a broad range of excellent shopping facilities, supermarkets, restaurants, 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 Hags 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.

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 to the city centre and to East Kilbride.





Description

A well presented one bedroom third floor flat, close to local amenities, shops and transport links.

This flat affords well appointed and bright accommodation comprising:

A controlled door entry security system leads to an illuminated communal entrance with stair access to all levels. Welcoming reception hallway with storage cupboard. Bright sitting room, open plan to the kitchen, which is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Double bedroom with wardrobe space. Bathroom with three piece suite completes the overall accommodation.

The property is further complemented by controlled security entry system, gas central heating and double glazing.

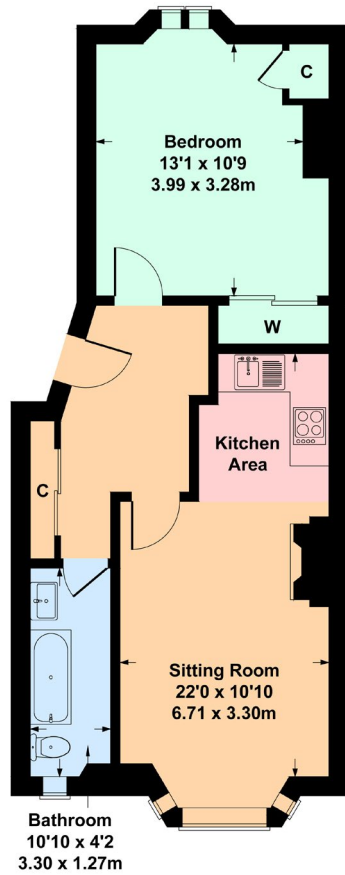




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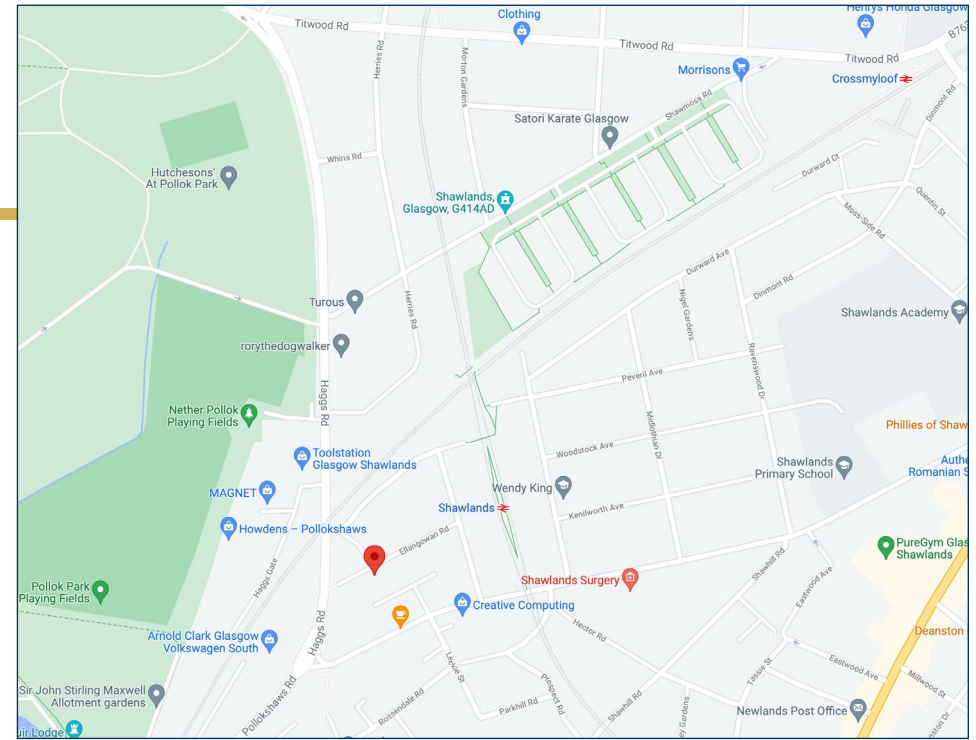
Approximate gross internal area 541 sq ft - 50 sq m



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. 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, Busby Road,
Clarkston, G76 7RB
Telephone 0141 638 4541
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Council Tax Band: Band B

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 CLA 334

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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