



Flat 0/1, 4 Muirend Avenue, Muirend

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Situation

Muirend and its neighbouring suburbs of Cathcart, Shawlands and Clarkston 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 and a selection of local health clubs.

Linn Park is the second largest park in the city and with its variety of activities including an 18 hole golf course, children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland. Pollok Country Park is also within easy reach.

The M77 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. The area is well served by regular train and bus services to the City Centre (4 miles) and to East Kilbride.





Description

A well presented two bedroom ground floor flat, located within continually popular area, close to local amenities and transport links.

The property provides flexible accommodation and comprises:

A controlled door entry security system leads to an illuminated communal entrance with stair access to all levels. Reception hallway with storage. Generous sitting room/dining room. Kitchen, which offers a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one with fitted wardrobes and ensuite shower room. Bedroom two with fitted wardrobes. Bathroom with a three piece suite.

The property is further complemented by gas central heating, communal gardens and double glazing throughout. Residents and visitors parking provided.



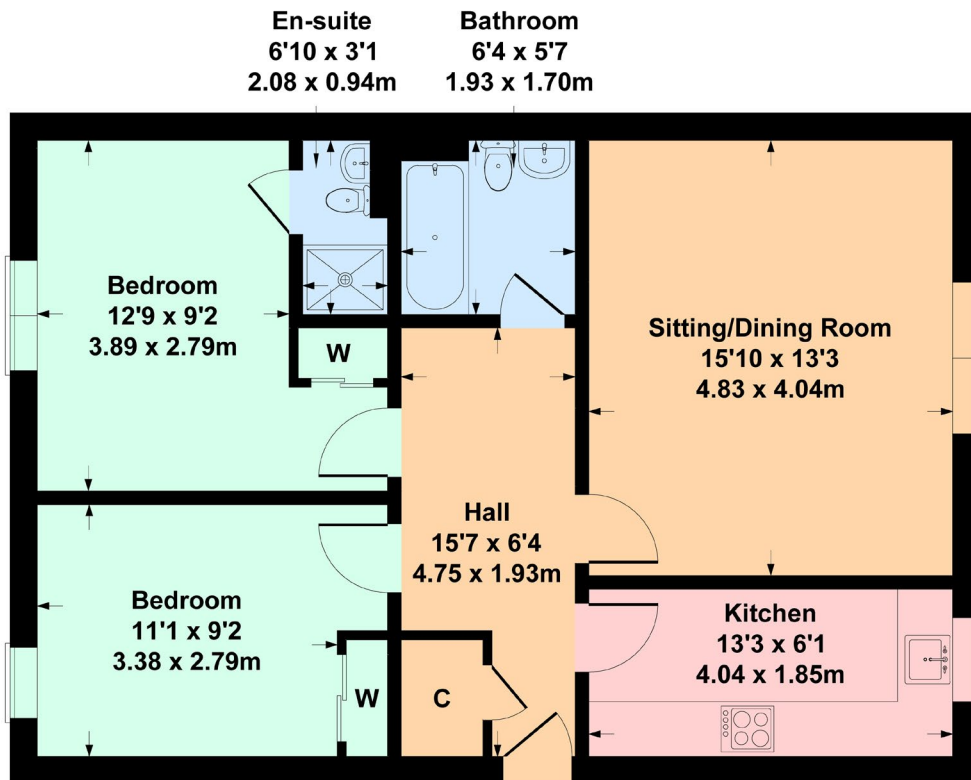
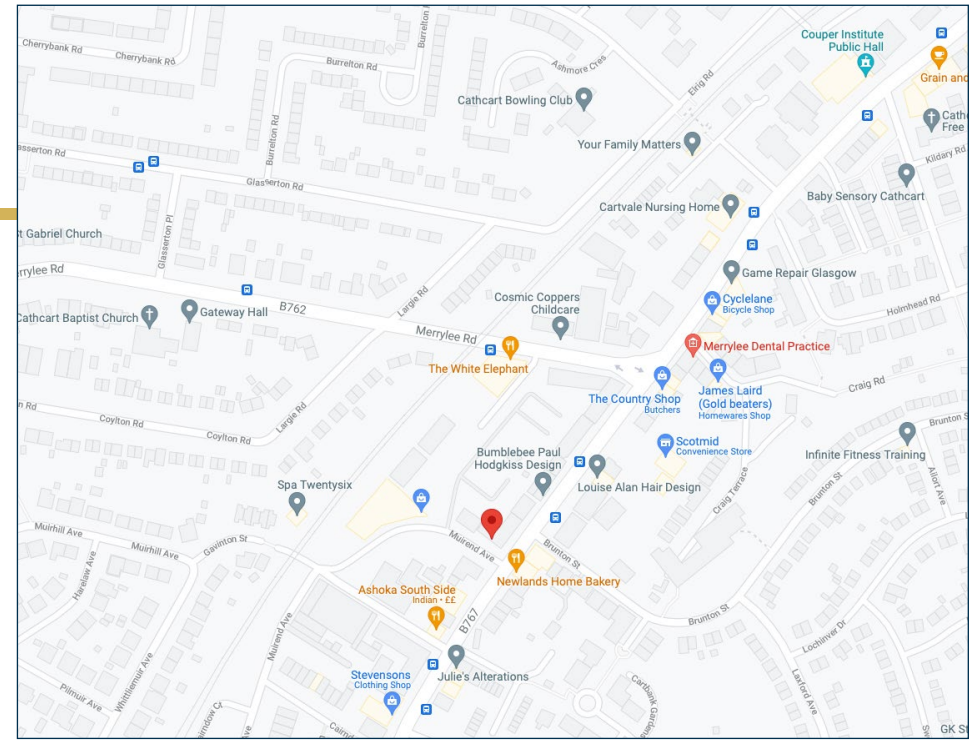


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Approximate gross internal area 747 sq ft - 69 sq m



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@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 C

Services

The property is supplied by mains water, electricity and drainage. Gas central heating.

Local Authority

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

Property Reference

CLA341

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. 2022

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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