



Flat 2/2, 22 Battlefield Gardens, Battlefield

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Situation

The area is well served by first class train and bus services to the City Centre (4 miles) and to East Kilbride. Battlefield and its neighbouring suburbs of Cathcart, Shawlands, Langside and Muirend 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 a number of golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach.

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.

The M77 provides commuter access 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.







Description

A bright and beautifully presented second floor two bedroom apartment, well located for local amenities in the surrounding area.

The apartment comprises:

Secure controlled entry leads to a well-kept communal entrance, stairwell access to all levels.

Reception hallway with storage. Bright bay window sitting room overlooking Battlefield Gardens. Well appointed and refitted, dining kitchen with a full complement of wall mounted and floor standing units, and breakfasting bar. Bedroom one, with a walk in wardrobe. Bedroom two. Bathroom with separate shower enclosure completes the overall accommodation.

The property is further complemented by gas central heating and replaced double glazing throughout.



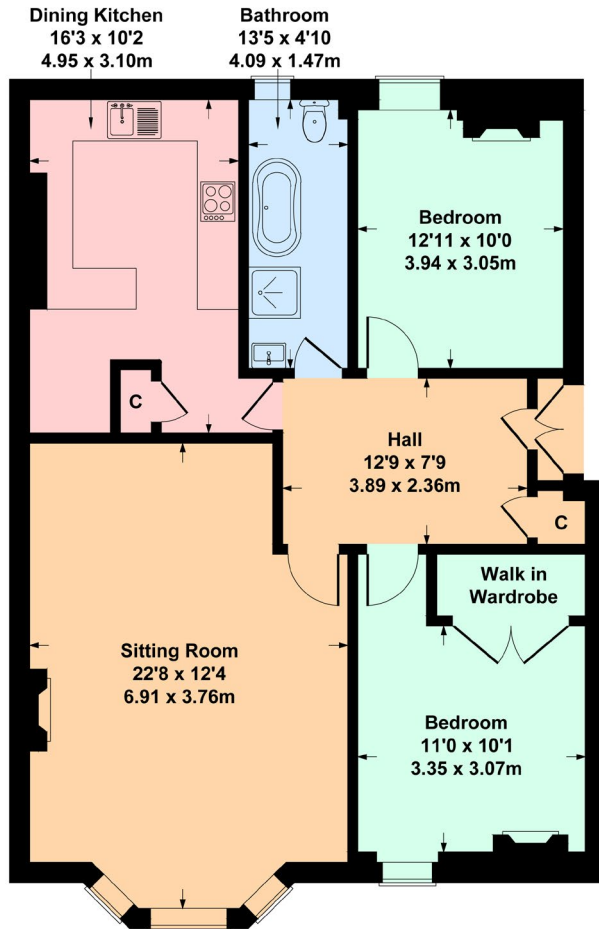


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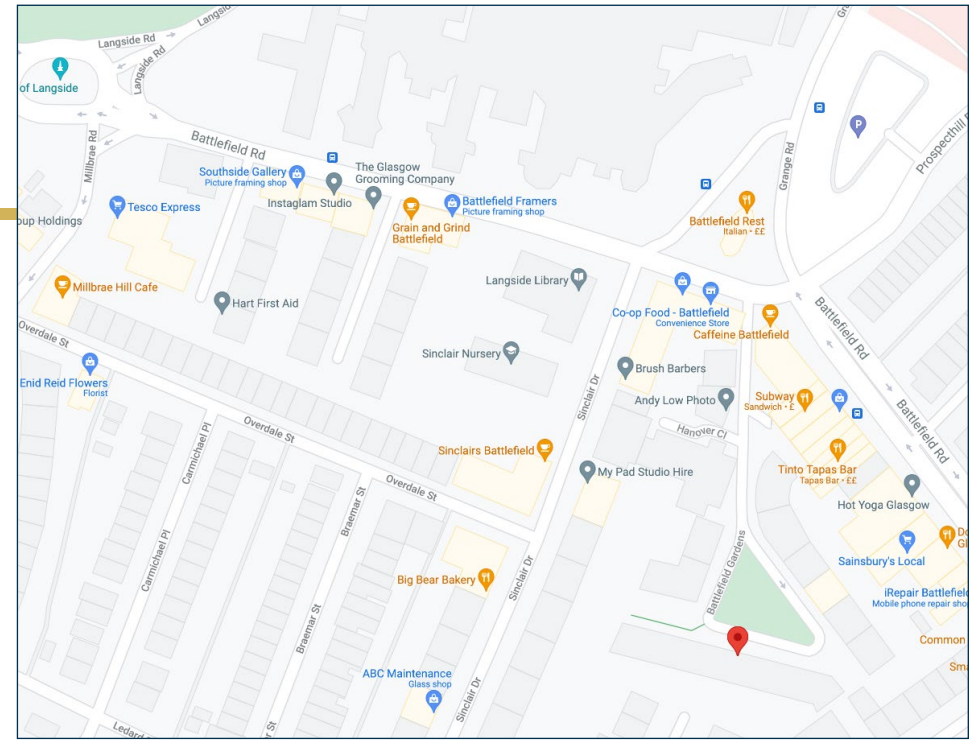
Approximate gross internal area 1002 sq ft - 93 sq m



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.

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
Council Tax Band: C

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, gas and drainage. Gas central heating.

Local Authority

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

Agents Note

Under the Estate Agents Act 1979, we write to advise that the seller is a connected person as defined by the Act.

Property Reference CLA342

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