



Flat 1/1, 11 Old Castle Gardens, Cathcart

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Situation

Cathcart and its neighbouring suburbs of Muirend, Battlefield and Shawlands provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn shopping centre, a short drive from the property, provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area and a selection of local health clubs.

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 (around 4 miles) and to East Kilbride.

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.









Description

A well presented two bedroom first floor flat with an allocated parking space, located within this continually popular development, close to local amenities, shops and Cathcart Train Station.

At present the accommodation comprises:

A controlled door entry security system leads to an illuminated communal entrance with stair access to all levels. Reception hallway with storage. Bright sitting room with two windows overlooking the front of the property. Kitchen with 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, well kept communal gardens and double glazing. Allocated parking space and visitors parking provided.



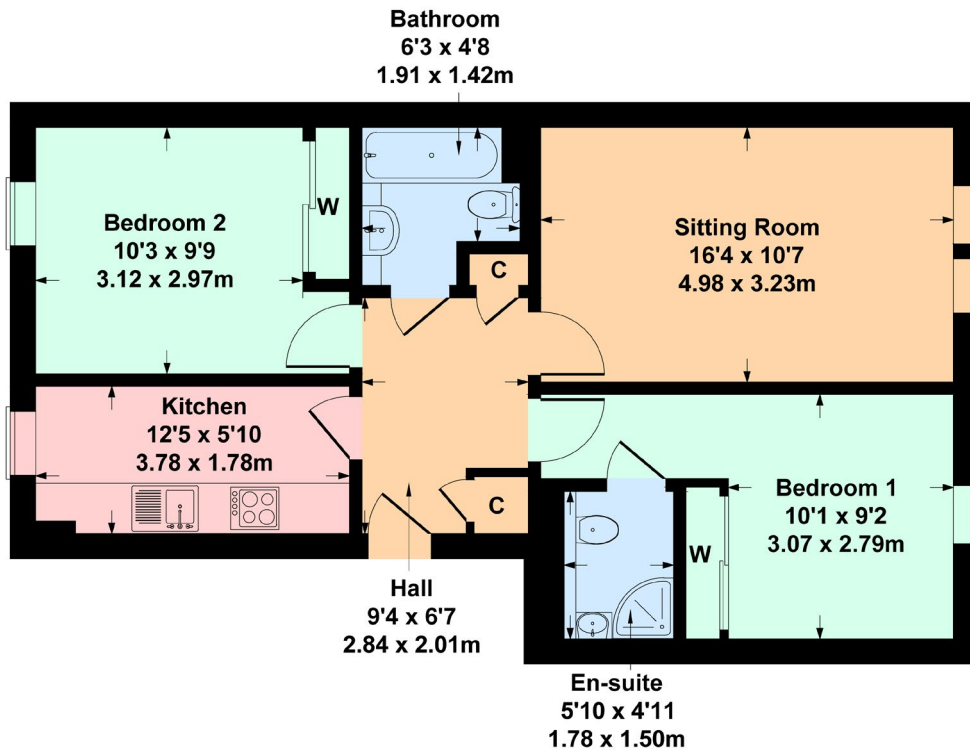
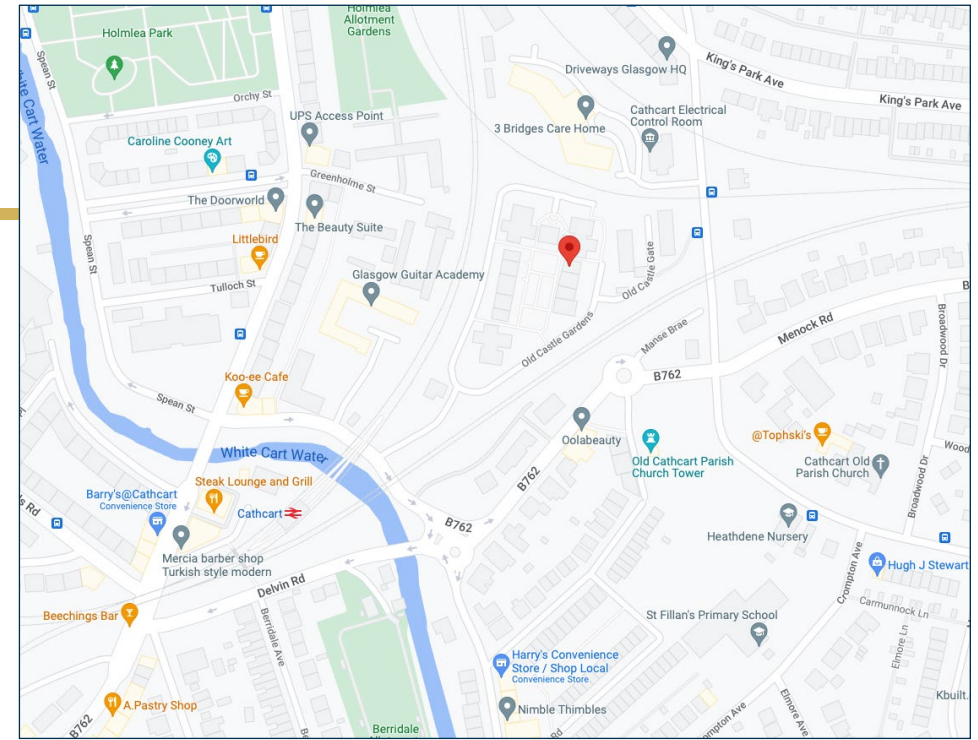


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Flat 1/1, 11 Old Castle Gardens, Cathcart, G44 4SP

Approximate gross internal area 651 sq ft - 60 sq m



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place,
Busby Road,
Clarkston, G76 7RB
Telephone 0141 638 4541

Outgoings

Glasgow City Council
Council Tax Band: D

Fixtures and Fittings

Only items specifically mentioned in the sale particulars
are included in the sale price.

Energy Efficiency Rating

Band B

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

CLA356

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.

1 Helena Place, Busby Road, Clarkston, G76 7RB

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