



Flat 0/2, 42 Dixon Road, Crosshill

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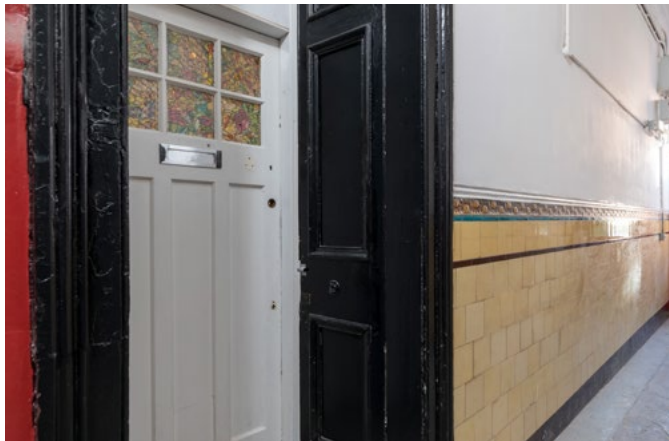
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## Situation

Crosshill and Queens Park and the neighbouring suburbs of Shawlands and Langside 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. Pollok Country Park is also within easy reach. The area is well served by train and bus services to the City Centre and to East Kilbride.

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/M8 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.









## Description

A bright and beautifully presented traditional two bedroom ground floor flat, conveniently located for local amenities and transport links.

This ground floor flat has undergone a significant transformation and affords well appointed and redesigned accommodation, with a stylish modern interior, finished to a high standard of specification.

Secure controlled entry leads to a well-kept communal period tiled entrance.

Entrance vestibule. Welcoming and spacious reception hallway with a useful utility cupboard. Well presented sitting/dining room, on an open plan arrangement to the kitchen. Stunning refitted kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, breakfast bar, stylish tiling and integrated appliances, including a single oven, induction hob, microwave and separate fridge and freezer. Spacious bedroom one, looking onto the residents' gardens. Bedroom two. An attractively refitted shower room with three piece suite completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Shared residents garden to the rear of the property.







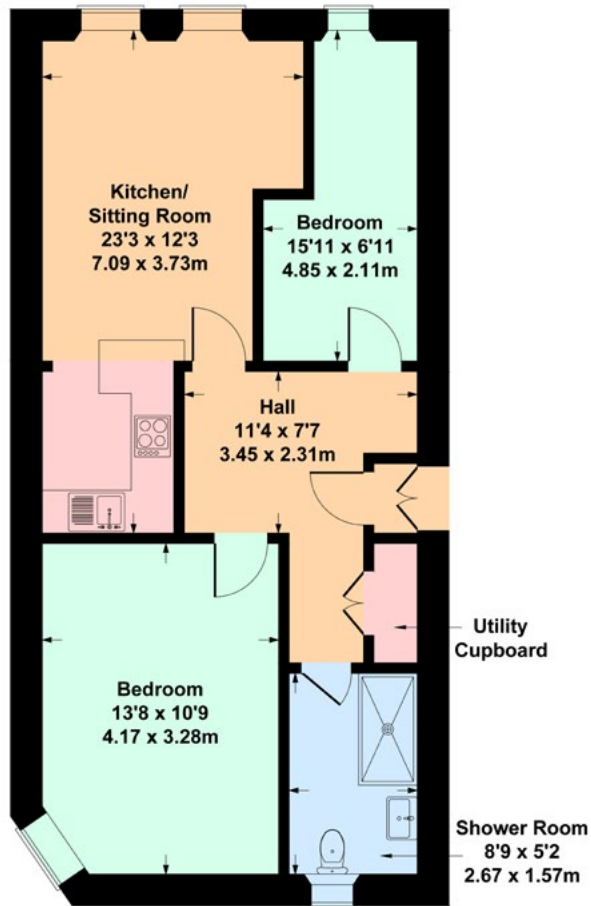


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### Flat 0/2, 42 Dixon Road, Crosshill G42 8AY

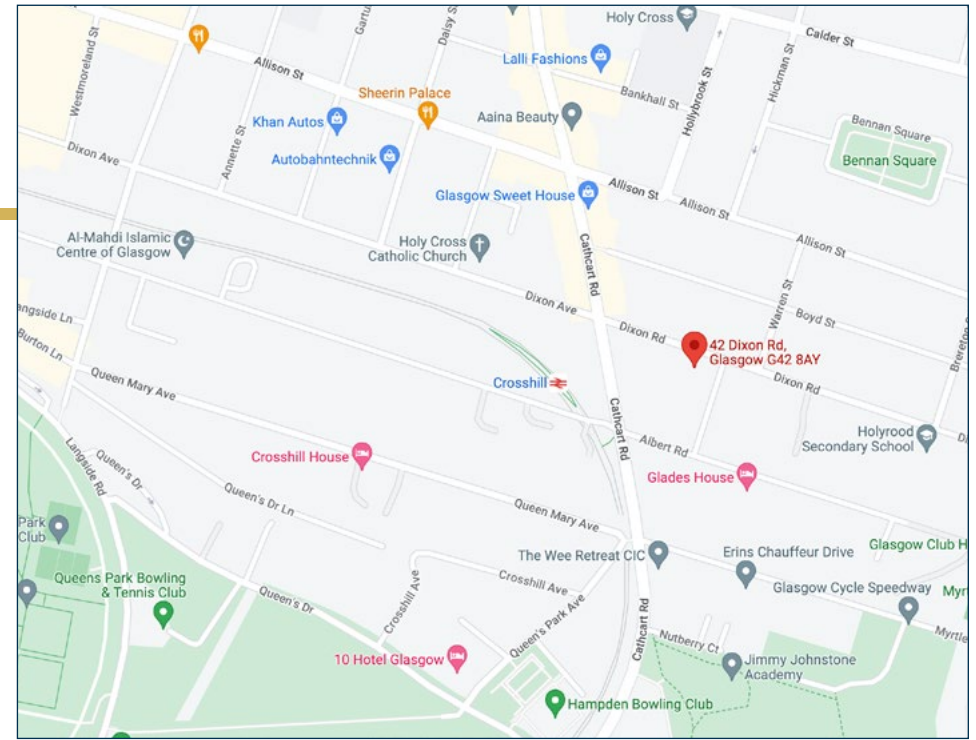
Approximate gross internal area 689 sq ft - 64 sq m



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. 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.



#### 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: B

#### 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, electricity and drainage. Gas central heating.

#### Local Authority

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

#### Property Reference 2803

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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