



10 Windhill Crescent, Mansewood

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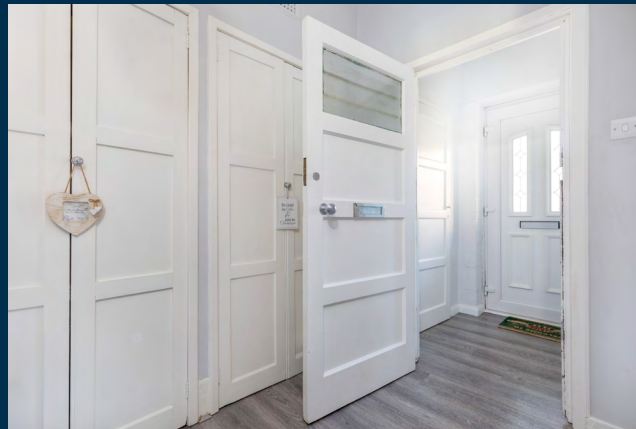
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Situation

The neighbouring suburbs of Thornliebank, Shawlands, and Giffnock provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn Shopping Centre, a short drive away, provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area including Pollok and Haggs Castle Golf Clubs and a selection of local health clubs.

Pollok Country Park is Glasgow's largest park and the only Country Park within Glasgow. In 2006 Pollok Country Park was named the best park in Britain and in 2008, it was named the Best Park in Europe. Its extensive woodlands and gardens provide a quiet sanctuary for both visitors and wildlife. The park also contains the Burrell Collection, a purpose-built building designed to hold the large, eclectic antique and art collection of shipping magnate William Burrell, who donated the collection to the City of Glasgow on his death. Another feature of interest is the award-winning fold of Highland cattle.

The M77/M8 motorway network provides commuter access to the City Centre, Glasgow Airport and to Central Belt, as well as south towards Ayrshire and Prestwick Airport. Bus and rail links are within a short distance of this property.









Description

A well presented two bedroom main door, ground floor flat with a private garden, located within this continually popular area, close to local amenities.

At present the complete accommodation comprises:

Entrance vestibule with storage cupboard. Welcoming reception hallway with good storage. Sitting room with a feature fireplace. Well appointed modern kitchen fitted with a range of wall mounted and floor standing units and breakfasting bar. Two double bedrooms with fitted wardrobes. An attractive bathroom with three piece white suite completes the accommodation.

The property benefits from gas central heating, double glazing and a private front and side garden. Communal rear garden with bin stores.



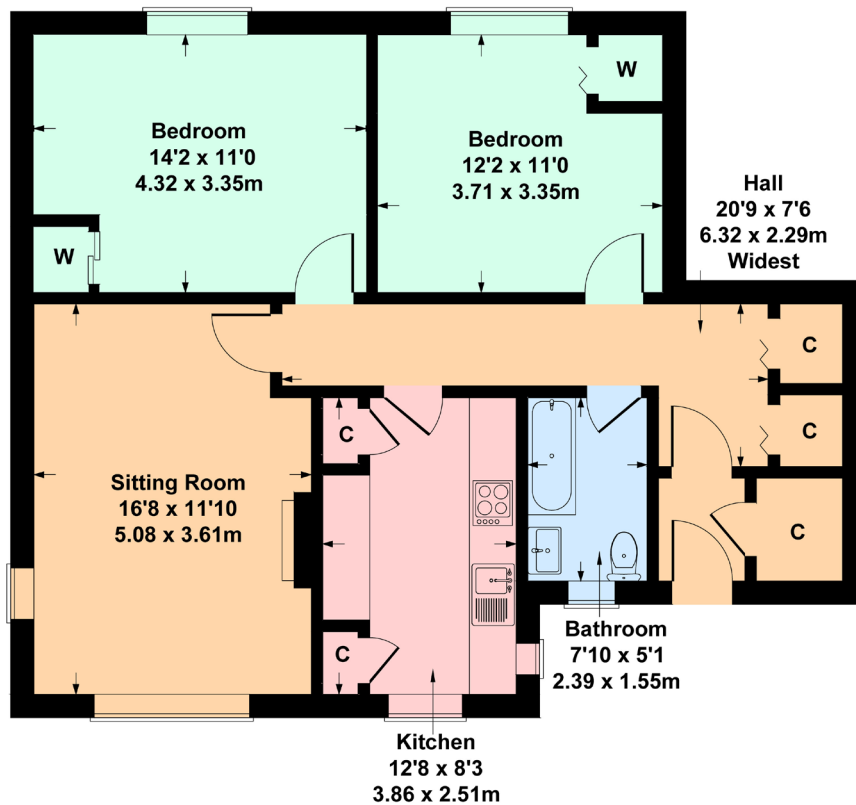


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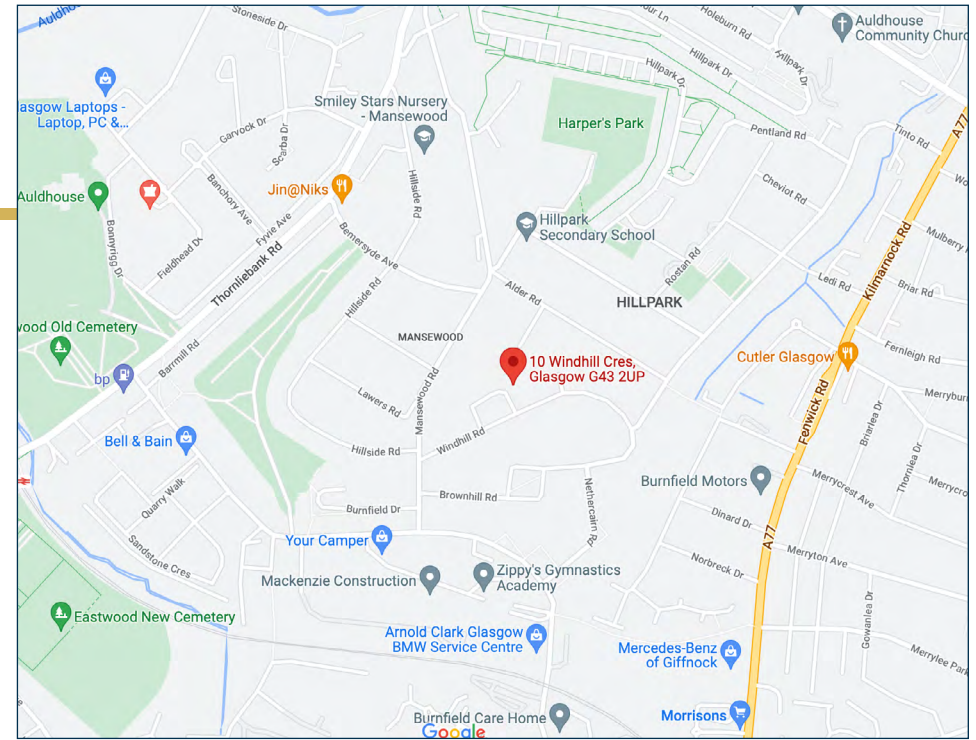
Approximate gross internal area 820 sq ft - 76 sq m



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
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@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 D

Services

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

Local Authority

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

Property Reference CLA399

1 Helena Place, Clarkston G76 7RB

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