



Flat 3 Rothesay House, 5 Parsonage Square, Glasgow

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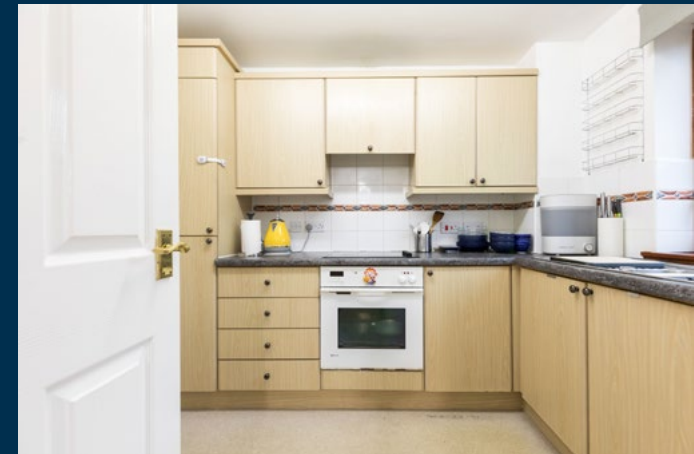
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Situation

Rothsay House, Parsonage Square forms part of a large development and is positioned just off High Street.

This property is conveniently located for access to the City Centre, the Merchant City, Financial District and West End amenities including Glasgow University, Botanic Gardens and Kelvingrove Park & Art Galleries. The City Centre and the Merchant City offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. The property is in close proximity to Strathclyde & Caledonian Universities, the Glasgow School of Art, The Royal Conservatoire of Scotland SECC, Clyde Auditorium and various health and fitness clubs.

The area benefits from frequent public transport with easy access to Central and Queens Street Train Stations, Cowcaddens and Buchanan Street subway stations. The nearby Clydeside Expressway, Clyde Tunnel, M77 and the M8/M80 ensure good commuter access throughout the Central Belt and is within easy reach of some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.





Description

A well presented first floor two bedroom apartment located within this popular development, close to Glasgow's City Centre with private resident's parking.

The complete accommodation comprises:

Well-kept communal entrance with stairwell. Welcoming reception hallway with ample storage. Sitting room/dining room with open aspects to the residents' gardens. Well-appointed kitchen with full complement of floor and wall cabinets and coordinated worktops surfaces. Two good sized double bedrooms both with fitted wardrobes. Bathroom with three piece suite completes the overall accommodation.

The property is further complemented by double glazing. In addition, there is allocated residents parking. The development is maintained by Ross & Liddell.



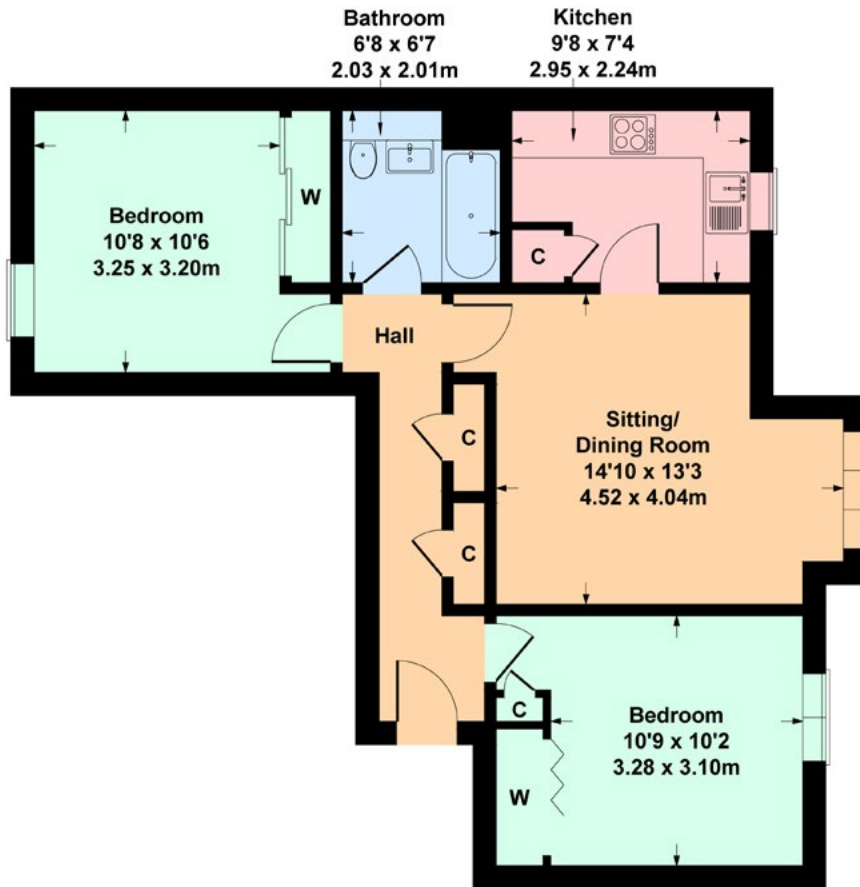


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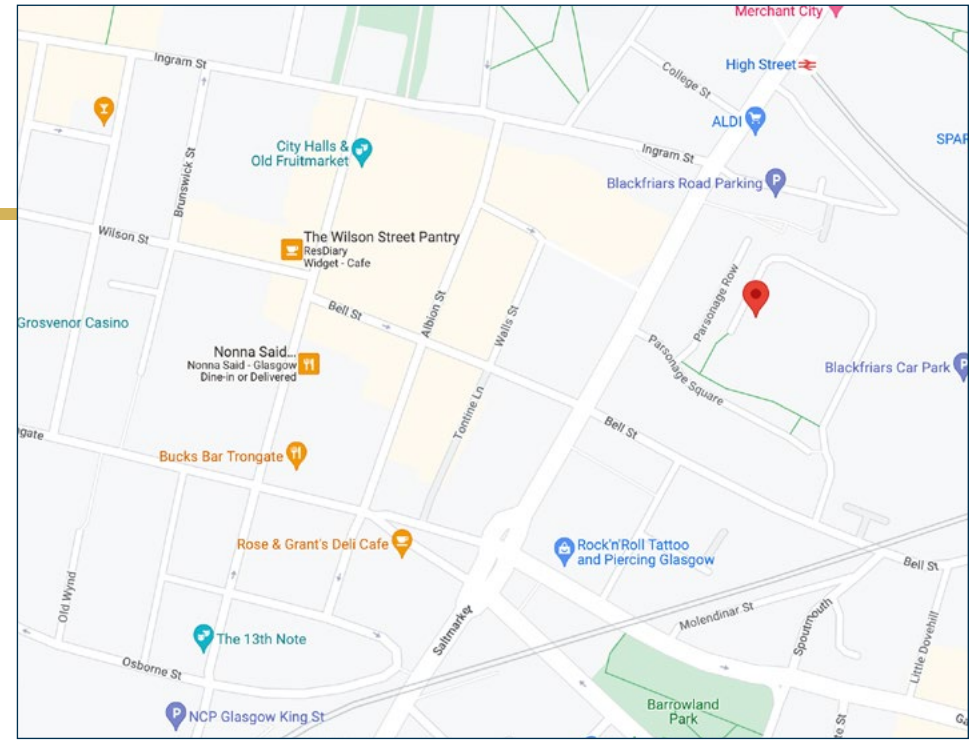
Approximate gross internal area 698 sq ft - 65 sq m



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. 2023

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: 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 will be supplied by mains water, electricity and drainage.

Local Authority

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

Property Reference 2817

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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