



Flat 2/1, 6 Dairsie Street, Muirend

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

The area is well served by first class train and bus services to the City Centre and its neighbouring suburbs of Clarkston, Shawlands and Langside provide a broad range of excellent shopping facilities, supermarkets, fine 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.

Linn Park is the second largest park in the city offering a wide variety of activities including an 18 hole golf course, children's play area and its extensive grounds offer woodland and river walks. Holmwood House, situated within Linn Park was designed by one of Scotland's greatest classical architects, Alexander 'Greek' Thomson (1817-1875) it is now maintained by the National Trust for Scotland and is open for the public to view, and can also be hired for events.

The M77/M8 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 well presented corner position one bedroom second floor flat, close to local amenities, shops and transport links.

The complete accommodation comprises: Well kept communal entrance hallway and stairwell. Reception hallway. Bright dual aspect sitting room/open plan kitchen. The kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Double bedroom. A bathroom completes the accommodation.

The property is further complemented by electric central heating and double glazing. Well kept communal areas to the rear.



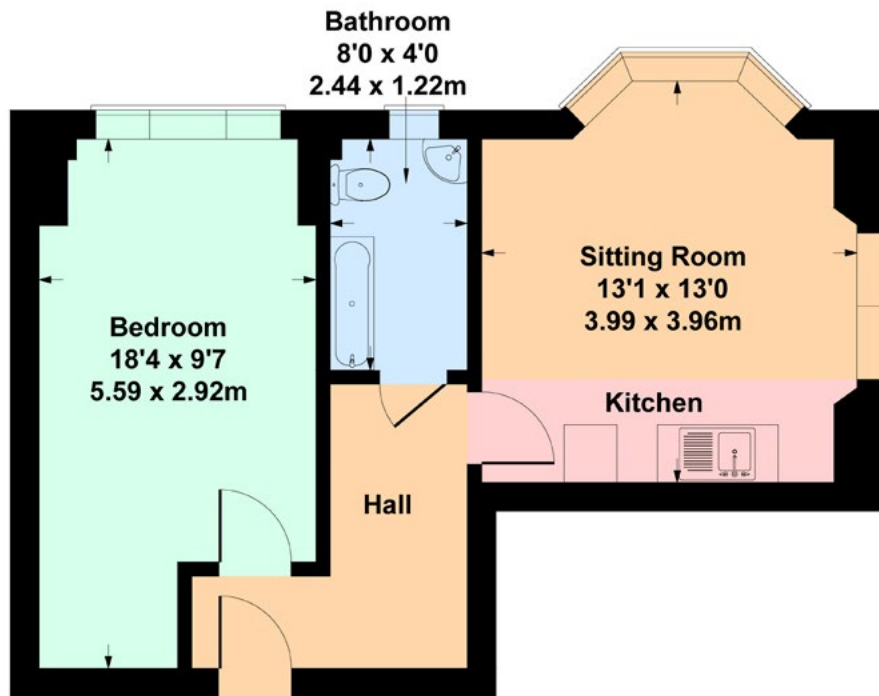


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Approximate gross internal area 439 sq ft - 41 sq m

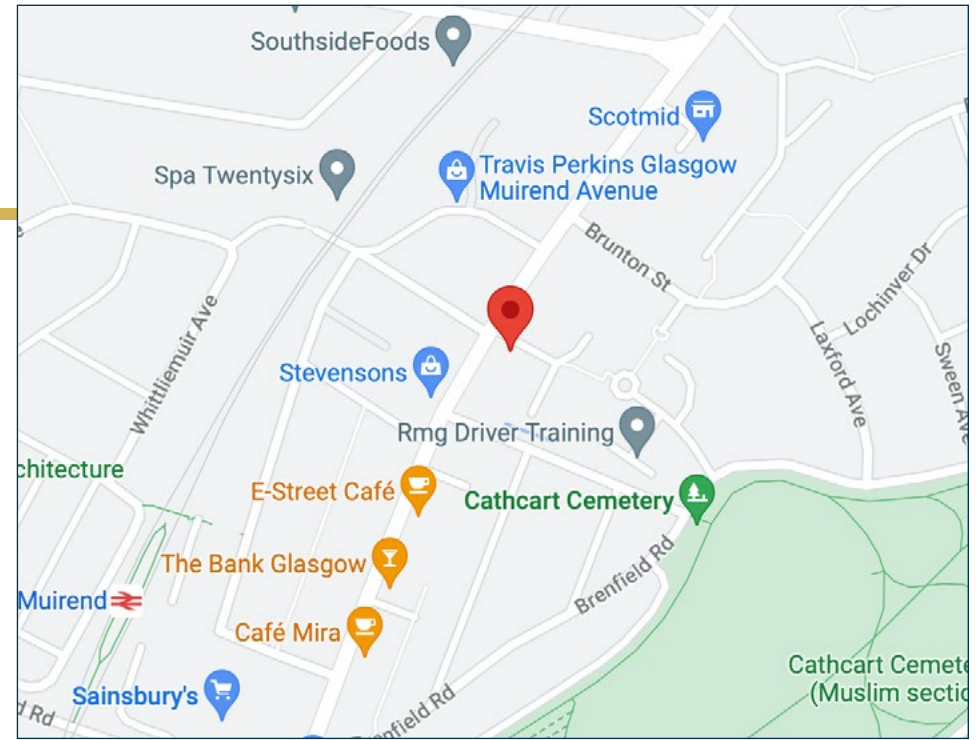


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings 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  
1 Helena Place, Busby Road  
Clarkston, G76 7RB  
Telephone 0141 638 4541  
mail@nicolestateagents.co.uk

**Outgoings**

East Renfrewshire 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 E

**Services**

The property will be supplied by mains water, electricity and drainage.  
Electric central heating.

**Local Authority**

East Renfrewshire Council  
Eastwood Park, Rouken Glen Road  
Giffnock G46 6UG  
Tel: 0141 577 3000

**Property Reference** CLA 412

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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