



Flat 2/2, 233 Newlands Road, Cathcart

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Situation

The area is well served by regular train and bus services to the City Centre (4 miles) and to East Kilbride. Cathcart and its neighbouring suburbs of Shawlands, Langside and Muirend provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities.

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.

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.





Description

A bright and well presented second floor flat, close to local amenities and services.

The accommodation comprises:

Secure controlled entry leads to a well-kept and illuminated communal entrance. Stairwell access to all levels.

Welcoming reception hallway. Bright sitting room/ open plan kitchen. Kitchen has a range of wall mounted and floor standing units. Double bedroom with walk in storage cupboard. Bathroom with three piece suite completes the overall accommodation.

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



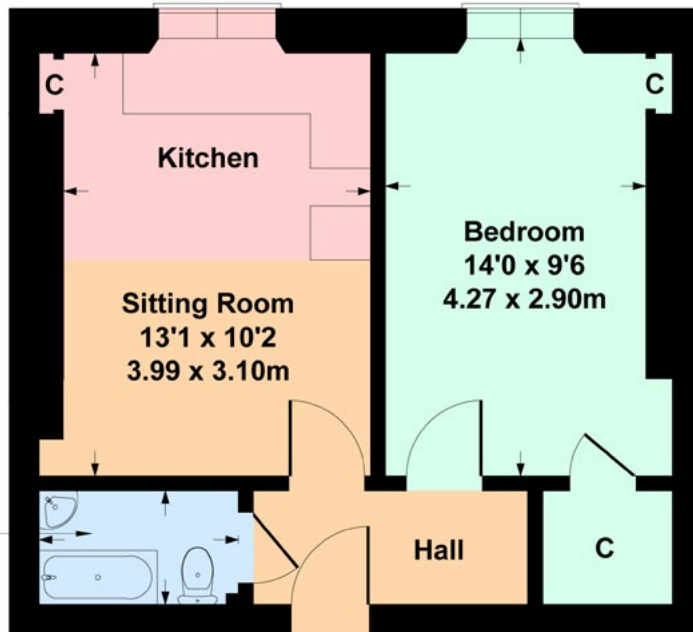
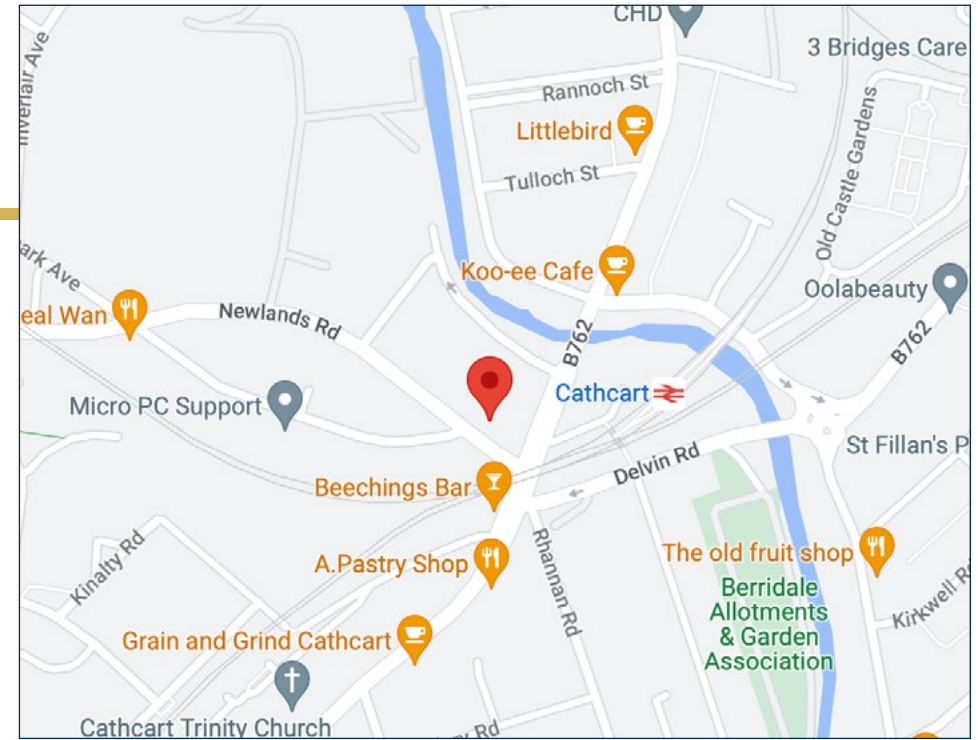


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Approximate gross internal area 387 sq ft - 36 sq m



Bathroom
8'7 x 3'9
2.62 x 1.14m

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

Viewing

By appointment through
Nicol Estate Agents
1 Helena Place, Busby Road
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 C

Services

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

Local Authority

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

Property Reference CLA 413

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.

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