



Nicol Estate Agents

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F1/2, 1320 Paisley Road West, Bellahouston, Glasgow G52 1DA



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Situation

The area is well served by first class train and bus services to the city centre and. The neighbouring suburbs of Cardonald, Pollokshields and Shawlands, 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 a number of golf courses in the area including Pollok and Haggs Castle golf clubs and a selection of local health clubs.

Bellahouston Park is surrounded by the areas of Craigton, Dumbreck, Ibrox and Mosspark covers an area of approximately 71 hectares (180 acres). The park is home to several sporting facilities and buildings of cultural interest. These include Bellahouston Sports Centre and the Palace of Art Sports for Excellence Centre, the latter consisting of a building retained from the 1938 exhibition. There is also a "pitch and putt" miniature golf course, a bowling club, all weather hockey pitches, cycling facilities, an adventure playground and an orienteering course. The park also houses a walled flower garden and the "House for an Art Lover", which was designed by Charles Rennie Mackintosh and opened in 1996. A section of the park is used as a plant nursery by Glasgow City Council.

The M8 network provides commuter to the City Centre, Clyde Tunnel, 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 well presented two bedroom first floor flat enjoying aspects towards Bellahouston Park.

A controlled door entry security system gives access to a well kept, illuminated and tidy communal entrance and stair well.

The accommodation comprises:

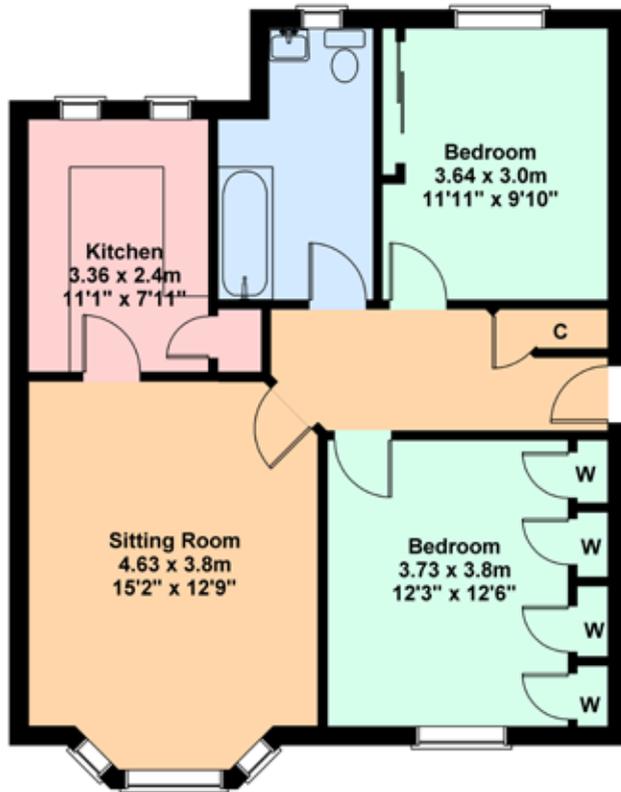
Reception hall with storage cupboard. Spacious bay window sitting room overlooking Bellahouston Park. The sitting room provides access to the kitchen. The kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces, two bedroom, both with fitted wardrobes and a bathroom with three piece suite complete the accommodation.

The property benefits from gas central heating and double glazing. Well kept communal rear courtyard.



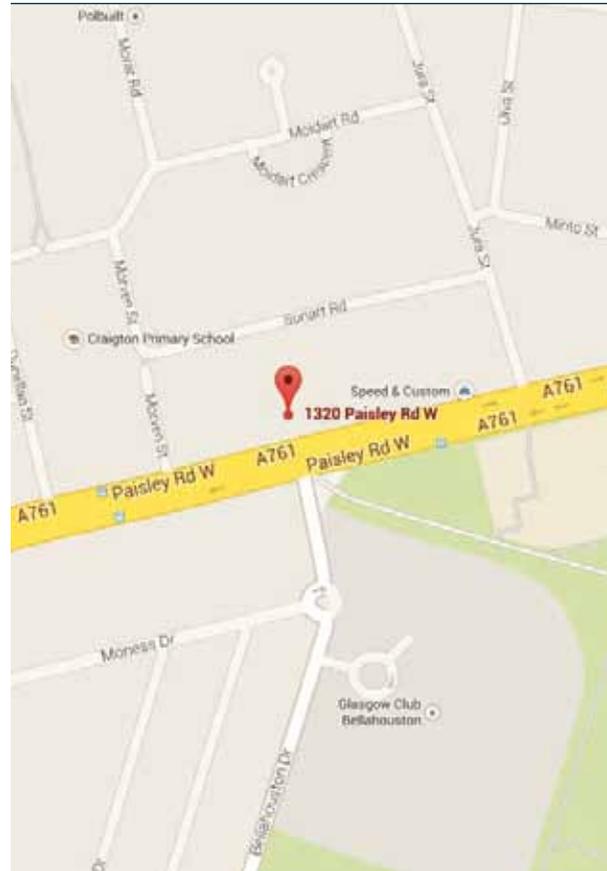
1320 Paisley Road West

Approximate gross internal area 737 sq ft - 68 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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

Energy efficiency Rating

Band C

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Services

The property will be 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

365

46 Ayr Road, Newton Mearns, Glasgow G46 6SA T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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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