



21A Carloverock Road, Newlands G43 2RZ

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Situation

Widely recognised as one of Glasgow's premier residential pockets, Newlands is conveniently located within four miles of Glasgow city centre and boasts a broad selection of high calibre Victorian and Edwardian homes.

The property enjoys aspects over Newlands Park and is located in close proximity to Newlands tennis and bowling clubs. The area is well served by first class train and bus services to the city centre and to East Kilbride. The neighbouring suburbs of Shawlands, Langside and Giffnock and Muirend 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 and a selection of local health clubs. Pollok Country Park is also within easy reach.

Dairsie House, a preparatory school of The Glasgow Academy is conveniently located within a third of a mile of the property and the area is well provided with reputable primary and secondary schools. Private schooling is available on the Southside of Glasgow at Hutchesons' Grammar School, Craigholme, Belmont House and also at Hamilton College and Fernhill School.

The M77 provides commuter 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.





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Description

A bright and spacious conversion occupying the entire upper levels of the handsome detached villa, enjoying southerly facing aspects over Newlands Park.

The property extends to approximately 1400 SqFt and offers a scale and proportion of accommodation that is seldom found today, affording flexible accommodation. Internally the property would benefit from a degree of cosmetic upgrading, while it still retains much of its original character and features.

The accommodation comprises:

First Floor: Entrance vestibule and staircase to first floor. A welcoming reception hallway. Bright sitting room, with feature fireplace and bay window with stained glass, affording aspects over Newlands Park. Generous dual aspect dining room/bedroom three. Combined kitchen and dining room. The kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Master bedroom with corner bay window. House bathroom with three piece white suite. Staircase with decorative stained glass window at half landing.

Attic: Bedroom two, walk in storage cupboard and eves storage.

The property is further complimented by gas central heating and a private driveway affording off street parking. A particular feature of this delightful home is the well-tended rear gardens. Greenhouse to side.



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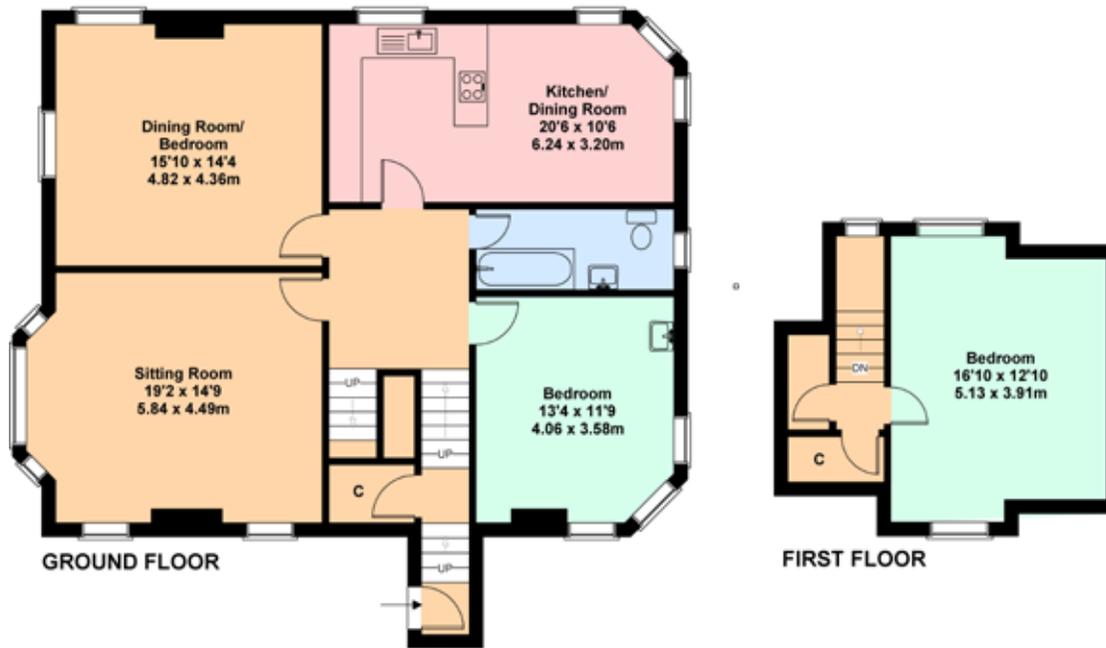
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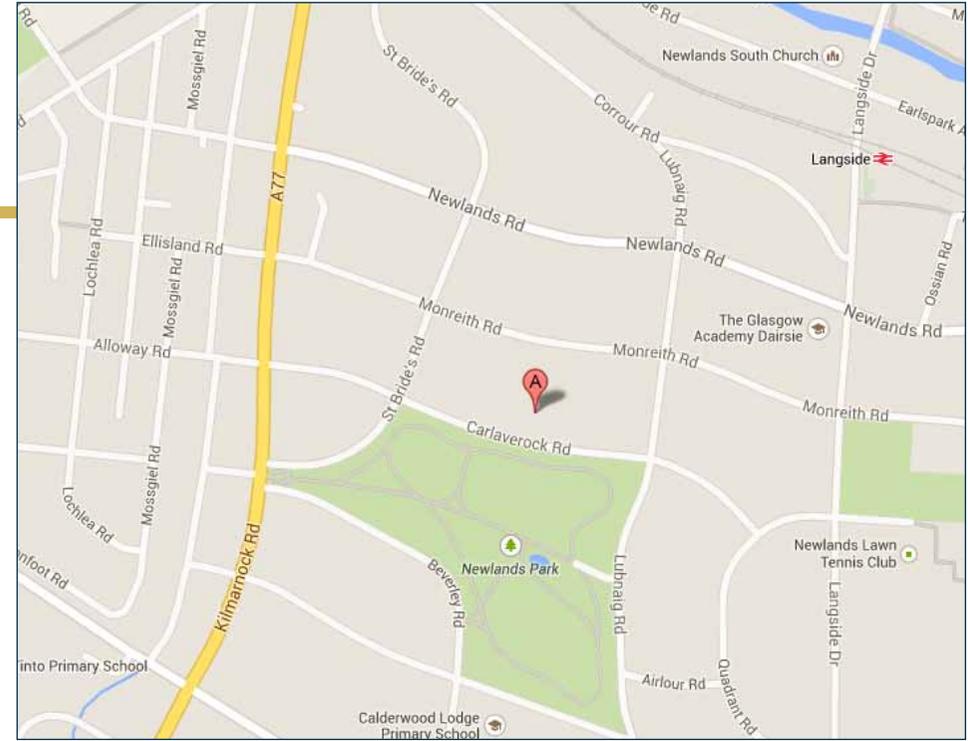
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Approximate gross internal area 1408 sq ft - 131 sq m



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: F

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, gas and drainage. Gas central heating.

Local Authority

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

Property Reference

537

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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