



Hawthorn Court
19 Attow Road, Mansewood, Glasgow, G43 1BZ

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Situation

The area is well served by first class train and bus services to the city centre. The neighbouring suburbs of Shawlands, Pollokshields and Giffnock 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.

Pollok Country Park is Glasgow's largest park and the only Country Park within Glasgow. In 2006 Pollok Country Park was named the best park in Britain and in 2008, it was named the Best Park in Europe. Its extensive woodlands and gardens provide a quiet sanctuary for both visitors and wildlife. The park also contains the Burrell Collection, a purpose-built building designed to hold the large, eclectic antique and art collection of shipping magnate William Burrell, who donated the collection to the City of Glasgow on his death. Another feature of interest is the award-winning fold of Highland cattle.

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.

Description

Hawthorn Court is an exclusive development of only six spacious two bedroom apartments set within this distinctive modern development.

The accommodation is arranged over the ground and first floors. Each apartment has been thoughtfully planned and offers a distinctive individuality finished in an attractive contemporary manner. First floor apartments have their own balconies affording views over the surrounding area and to the hills beyond.

Carpeted and well lit common areas, stairwell with landscaped rear communal courts that will be maintained by a property factor. Allocated parking space.

Clients will have the opportunity to personalise and create a stunning bespoke apartment.



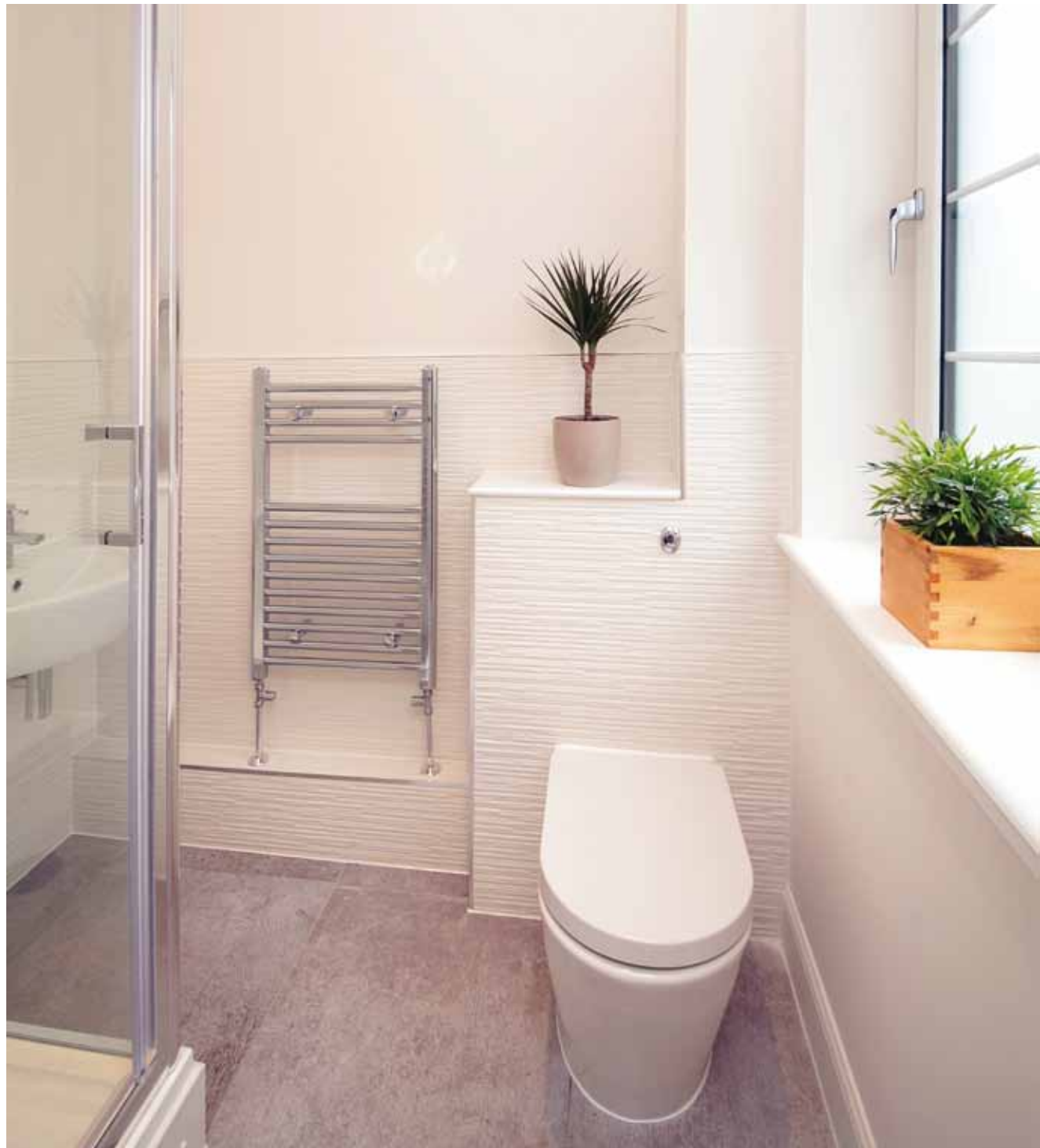


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Specification

External

Hawthorn Court is finished in an attractive white render with reconstituted stone detail. UPVC white double glazed windows. Landscaped resident's gardens. Illuminated monobloc driveway and parking areas. Security entrance light.

Internal

Controlled door entry security system will afford access to an illuminated and carpeted communal hall with staircase access to all levels. Internal walls will be finished in magnolia emulsion paint and ceilings finished in white. Oak internal pass doors with contemporary chrome lever style handles.

Kitchen

Bespoke designed designer kitchen with coordinated worktops and integrated appliances. Stainless steel oven, gas hob and extractor hood with tiled splashback.

Sanitary Ware

Stylish bathroom, shower rooms and cloakrooms with co-ordinated tiling from Porcelanosa. Heated towel rails and chrome down lights. Tiled floors in bathroom and shower rooms.

Heating

Gas central heating with thermostatically controlled radiators and high efficiency boiler.

Parking

Allocated parking space per apartment.

General

Double glazed windows.

Mains-operated smoke detectors.

Pre-wiring for BT, TV/FM and satellite (compatible with Sky+ and Sky Multi-room).

TV point to all bedrooms.

Subject to timing there is a choice of kitchen cabinets and worktops.

Attic Space

First floor apartments have their own attic space.

Balconies

First floor apartments will have access to a balcony.

NHBC Guarantee

The property will be covered by a 10 year guarantee.

Factor:

The building will be maintained by Speirs Gumley in Glasgow.

Agents Note:

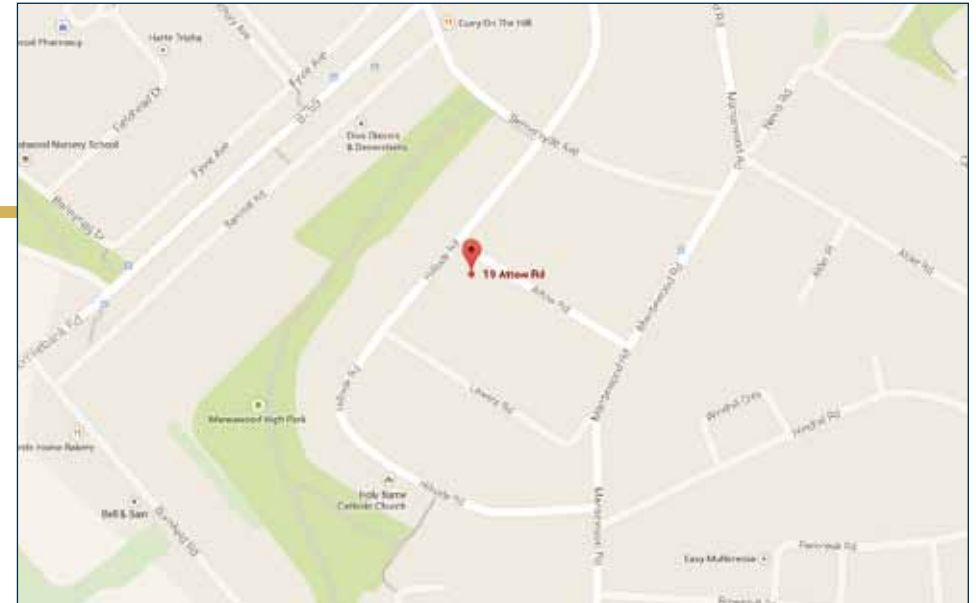
Please note that items specified in the literature may depict appliances, fittings and decorative finishes that do not form part of the standard specification.

Measurements provided have not been surveyed on site. The measurements have been taken from plans, and as such may be subject to variation during the course of construction.

Changes to current specification may be requested and subject to time of construction and installation.



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FLAT 3
Approximate gross internal area
950 sq ft - 88 sq m



FLAT 1
Approximate gross internal area
955 sq ft - 89 sq m



FLAT 2
Approximate gross internal area
841 sq ft - 78 sq m

GROUND FLOOR

FLAT PLANS NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, fireplaces and fixtures are only approximate and cannot be relied upon as anything other than an illustration to guide the eye only. No representation has been made to the seller, the agent or publisher.

FLAT 6
Approximate gross internal area
919 sq ft - 85 sq m



FLAT 4
Approximate gross internal area
925 sq ft - 86 sq m



FLAT 5
Approximate gross internal area
822 sq ft - 76 sq m

FIRST FLOOR

Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Local Authority

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

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.



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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