



3/2, 60 Lanton Road, Newlands G43 2SR

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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 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, 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.

The M77 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.



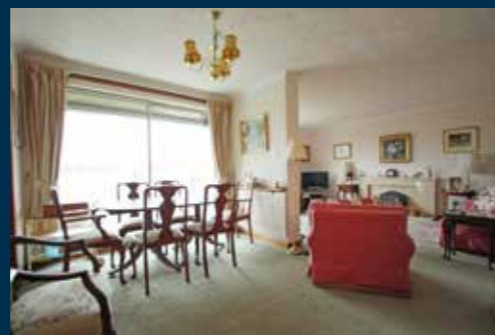
Description

Seldom available, three bedroom third floor apartment positioned within this sought after development by Bovis, with attractive landscaped resident's gardens and a south facing balcony, enjoying views over the surrounding area.

This apartment offers flexible accommodation, well maintained by the current owners, although would benefit from some cosmetic upgrading. The accommodation comprises:

Well-kept and illuminated communal entrance with lift and stair access to all levels. Welcoming reception hallway with good storage. Bright and spacious sitting room with fireplace on an open plan to dining room affording aspects to the ofront of the development incorporating patio doors to a southerly facing balcony. The kitchen is fitted with a full complement of wall mounted and floor standing units. Generous master bedroom with fitted wardrobes. Bedroom two, again a double size bedroom. Bedroom three/study. Attractive refitted shower room with walk in shower enclosure. Cloaks/guest WC.

The property is further complimented by controlled security entry system, electric central heating and double glazing. This particular apartment has its own secure lock up garage with automatic electric door. The development is maintained by Hacking & Paterson.



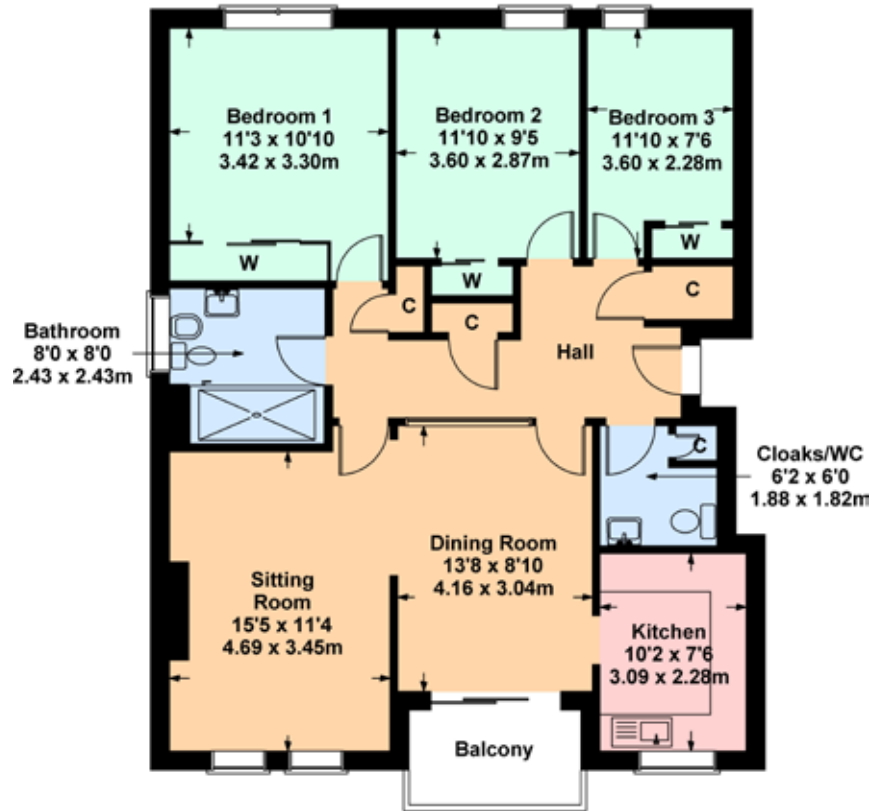


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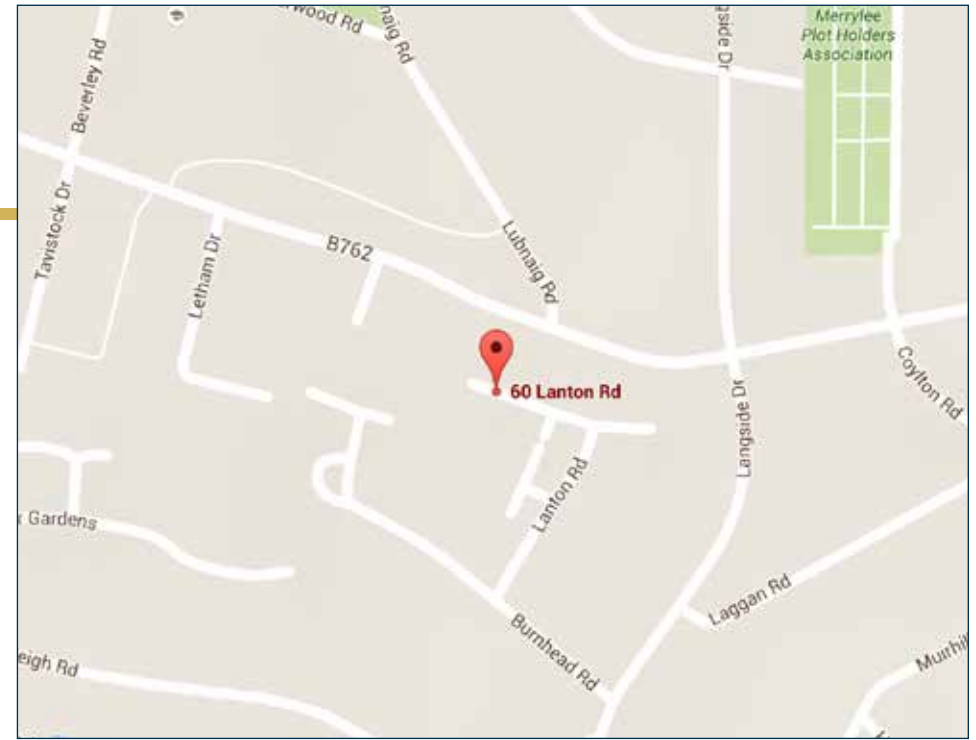
Approximate Gross Internal Area
1037 sq ft - 96 sq m



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. 2016



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: E

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

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

Property Reference 704

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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