



437 Clarkston Road, Muirend G44 3LL

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Situation

The area is well served by first class train and bus services to the City Centre (5 miles) and to East Kilbride, Muirend and its neighbouring suburbs of Shawlands, Langside and Giffnock which 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.

Linn Park is the second largest park in the city offering a wide variety of activities including an 18 hole golf course, children's play area and its extensive grounds offer woodland and river walks. Holmwood House, situated within Linn Park was designed by one of Scotland's greatest classical architects, Alexander 'Greek' Thomson (1817-1875) it is now maintained by the national Trust for Scotland and is open for the public to view, and can also be hired for events.

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 and beautifully presented one bedroom top floor flat, presented to the market in walk-in condition.

The complete accommodation comprises:

Well kept Communal entrance hallway and stairwell. Entrance vestibule. Spacious reception hall with storage cupboard, generous bay window sitting room affording aspects over the surrounding area and beyond, well-appointed dining kitchen, Main bedroom, useful additional box room/ study and an attractively refitted bathroom with shower over bath.

The property is further complimented by gas central heating, well kept communal gardens and double glazing. Early Viewing is advised to avoid disappointment.

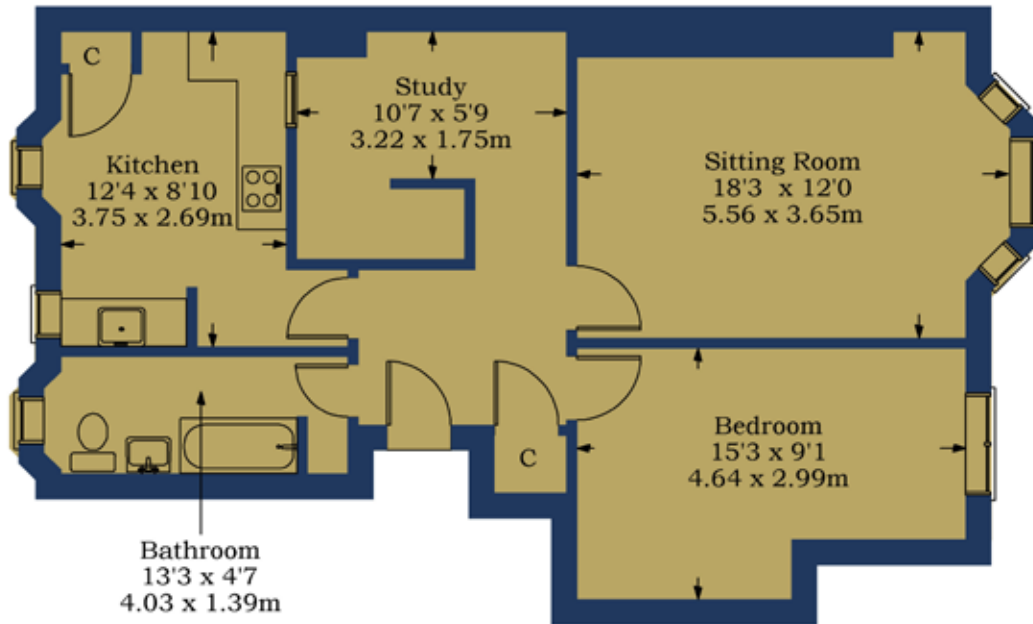


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Approximate gross internal area 681 sq ft - 63 sq m

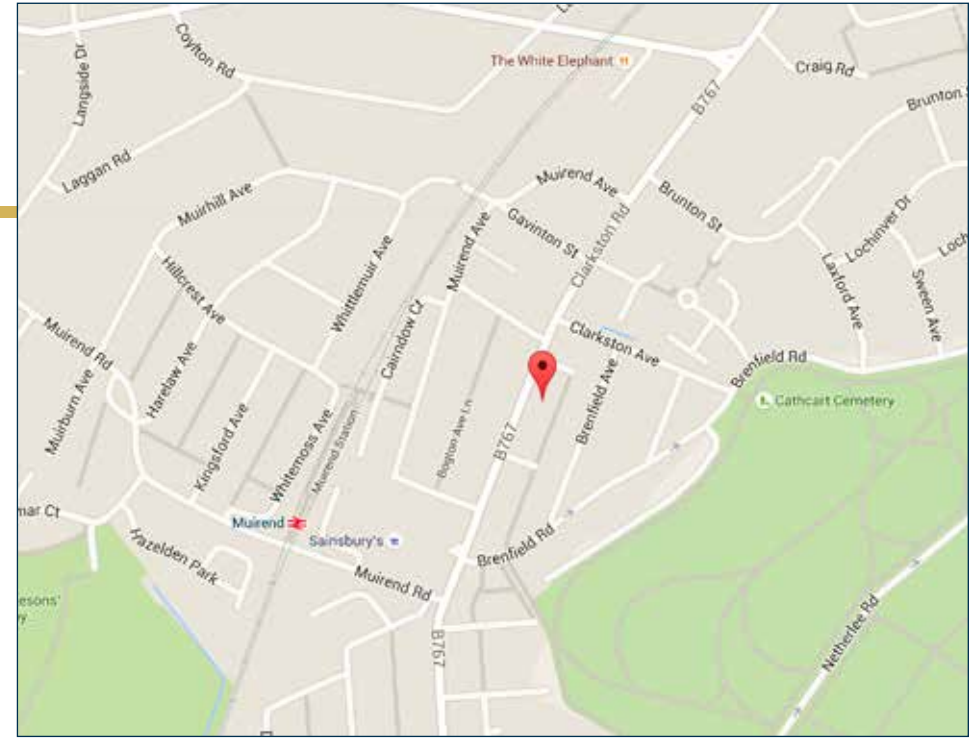


TCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

measurements walls, doors, windows, fittings and appliances, air 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

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.



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: C

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 fired central heating.

Local Authority

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

Property Reference 820

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
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