



Nicol Estate Agents

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An opportunity to acquire an impressive new build three bedroom Townhouse.

2 Berridale Avenue, Cathcart G44 3AE



Situation

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, restaurants, bars and numerous recreational facilities. Nearby Silverburn shopping centre provides an extensive range of shops, restaurants, cinema complex and supermarkets.

There are a number of golf courses in the area and a selection of local health clubs. Schooling is available locally at both primary and secondary level including St Fillan's Primary School, Merrylee Primary and Holyrood Secondary. There are a number of pick up points in the South Side for Glasgow's leading independent schools.

Linn Park is the second largest park in the city. It has a variety of activities including a golf course and several children's play areas. The extensive grounds offer woodland and river walks. Holmwood House, which was designed by one of Scotland's greatest Classical architects, Alexander "Greek" Thomson (1817 - 1875) is situated within the park and maintained by the National Trust for Scotland.

The M77 provides commuter links 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

An impressive new build three bedroom Townhouse finished to a high standard and specification.

A contemporary Townhouse principally built of brick walls under a pitched tiled roof, carefully and thoughtfully planned internally with generous living spaces, enhancing the feeling of space and natural light, set within private gardens. The property extends to nearly 1900 SqFt and offers a scale and proportion of accommodation over three levels that is seldom found today.

The accommodation comprises:

Ground Floor: Large and welcoming reception hallway allowing access to lower and upper accommodation. Generous and bright sitting / dining room with French doors opening to rear deck terrace and private garden. Open plan to a well equipped 'Pronorm' kitchen offering a range of wall mounted and floor standing units, island unit, integrated appliances and quartz worktops. Separate utility room. Attractive guest WC.

First Floor: Bedroom two and Bedroom three are both spacious double bedrooms. Stunning shower room.

Second Floor: Large master bedroom suite comprising of the master bedroom, walk in dressing room and luxurious ensuite bathroom with separate shower enclosure. Home office/bedroom 4.

Gardens: Landscaped garden grounds with 2 parking spaces.



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.

Fixtures and Fittings

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

Services

The property will be supplied by mains
water, gas and electricity. Gas central
heating.

Local Authority

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

Solicitors

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

Property Reference

845



2 Berridale Avenue, Cathcart

Approximate gross internal area
Left = 1,883 sq ft - 175 sq m
Right = 1,817 sq ft - 169 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



Specification

External

A timber frame structure with brick external walls. Dark grey roof tile with aluminium down pipes and gutters. Tilt and turn designed windows finished in grey externally and white internally. French doors to deck terrace and rear garden.

Internal

Internal walls will be finished in emulsion paint and ceilings finished in white. Painted skirting boards and door facings with a feature staircase. Oak veneer internal pass doors with contemporary chrome lever style handles. Fitted wardrobes to bedrooms.

Kitchen

Bespoke designed kitchen with quartz worktops with centre island and integrated appliances. Stainless steel oven, microwave, five ring gas hob or induction hob and extractor hood. Separate utility room.

Sanitary Ware

Stylish bathroom, shower room and cloakroom with coordinated tiling. Heated towel rails and chrome down lights.

Heating

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

Flooring

Harwood flooring finished in oak to main public rooms. Tiled floors within kitchen, utility room, bathroom, shower room and cloakroom.

Landscaping

Private front garden with lawn and deck terrace to rear, enclosed with timber fencing.

Parking

Two parking spaces to rear of property.

General

Double glazing
Brushed chrome switches and sockets.
HD TV point and integrated cabling for sound system.
External lighting.

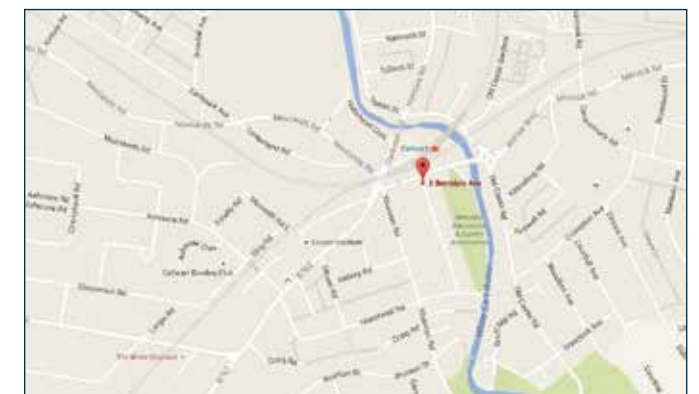
Architects Certificate

The property will be covered by an architect's certificate.

Architects

Canata and Seggie Chartered Architects
7 Union Street
Greenock
PA16 8JH

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



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 areas, distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. Nicol Estate Agents have not tested any services, equipment or facilities. Please check with us on any points of special importance to you, especially if intending to travel some distance.



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