



20 Madison Avenue, Cathcart

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Situation

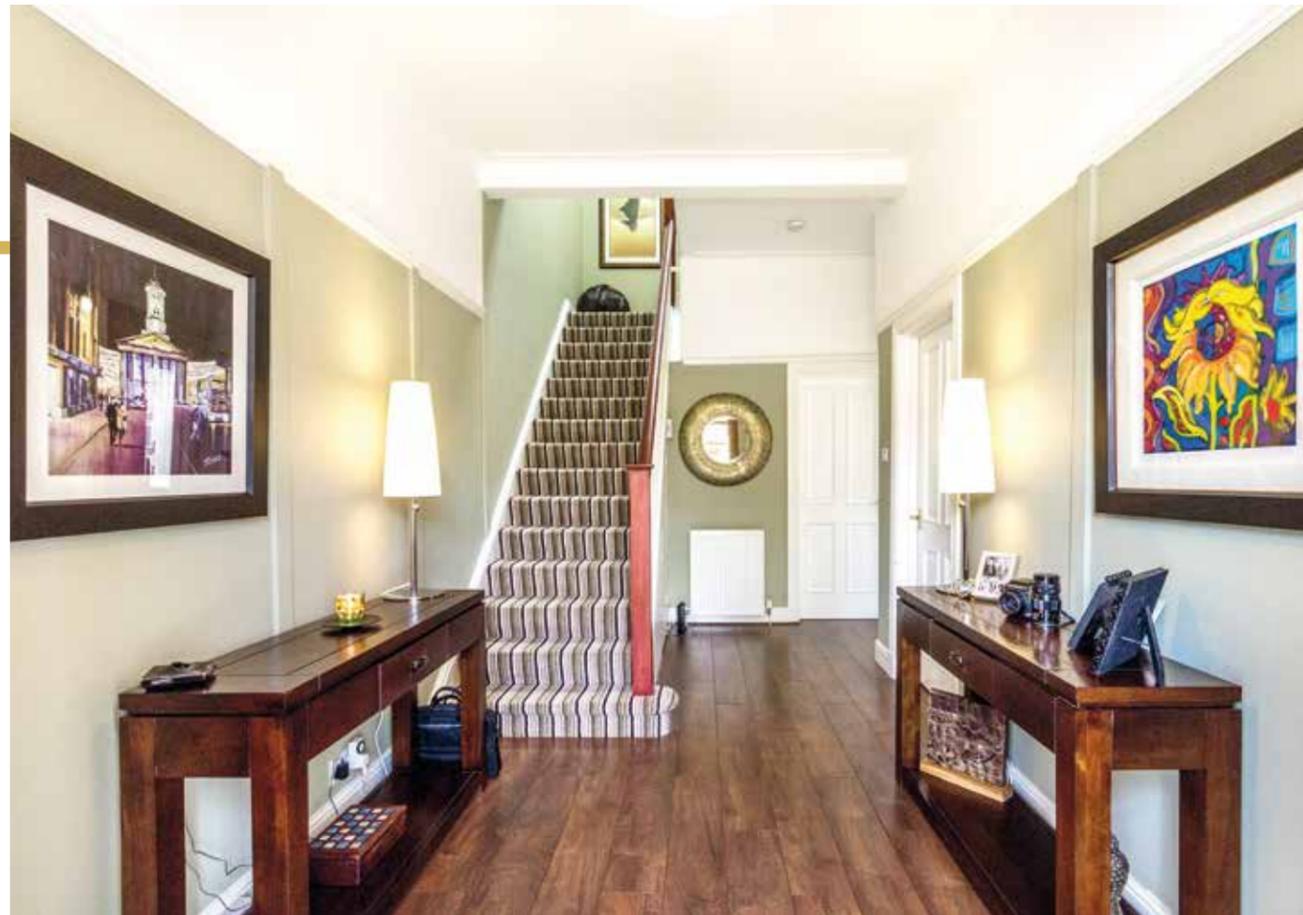
The area is well served by first class train and bus services to the city centre and to East Kilbride. The neighbouring suburbs of Shawlands, Langside and Giffnock and Muirend provide a broad range of excellent shopping facilities, supermarkets, fine restaurants, bars and numerous recreational facilities. 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. Schooling is available locally at both primary and secondary level including St Fillan's Primary School, OLA and Merrylee Primary. There are a number of pick up points in the South Side for Glasgow's leading independent schools.

Cathcart, located approximately five miles south of Glasgow City Centre, originated as a small village that grew up on the banks of the White Cart around Cathcart Castle in the area now known as Snuff Mill. The Conservation Area is centred on the Snuff Mill Bridge (c 1624) which spans the White Cart Water with Netherlee Road to the west and Holmhead Road to the north. It is dissected from north to south by the river and bounded on the south side through the centre line of the river as it bends along the northern part of Linn Park.

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

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

Seldom available, a beautifully presented traditional four bedroom mid terrace villa, built in the early 1900's, carefully upgraded by the present owner.

This fine home has undergone a complete transformation in the last few years and affords spacious, well appointed and light accommodation arranged over three floors. In total the accommodation extends to approximately 1950 Sqft (181 Sqm) finished to an exacting standard and provides flexible accommodation, well designed for family living.

Ground Floor: Entrance vestibule. Large and welcoming reception hall with staircase to upper floor. Generous bay window sitting room with feature fireplace. Dining room/ bedroom four with attractive ensuite shower room, overlooking the rear gardens. Well appointed modern refitted dining kitchen offering a full complement of wall mounted and floor standing units and complementary worktops, with French doors onto the decked terrace and garden grounds.

First Floor: Spacious and light landing. Master bedroom with stunning ensuite shower room. Bedroom two, again of double proportions. Study. Attractively refitted house bathroom with separate walk in shower enclosure. Staircase to attic.

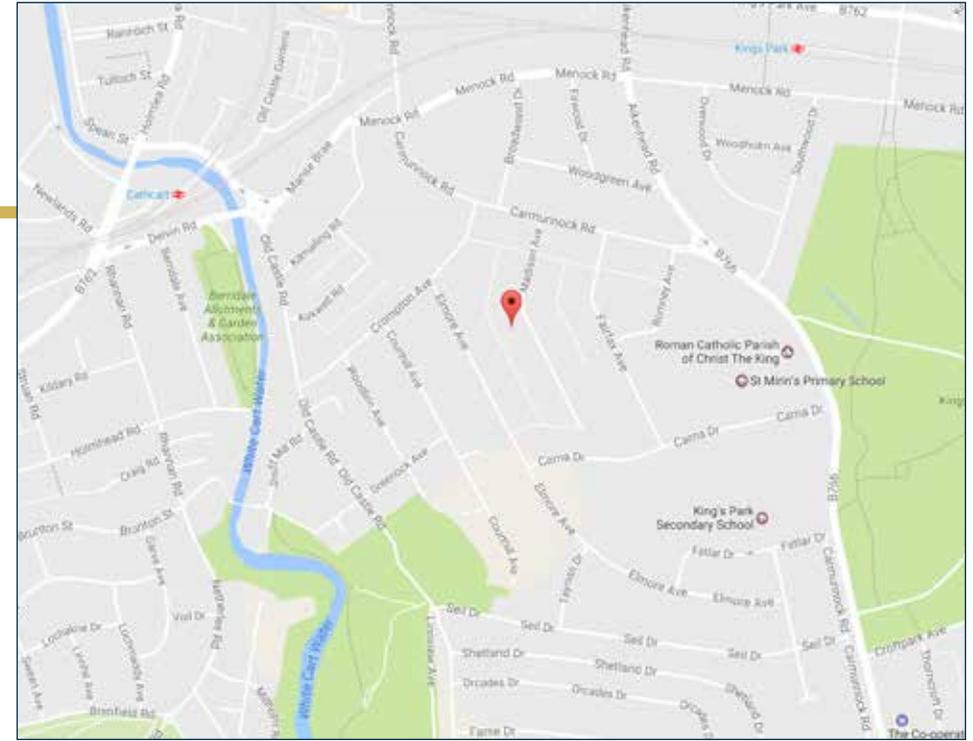
Attic: Bedroom three with Velux windows and large walk in wardrobe.

The property is further complimented by gas central heating, quality double glazing and well tended enclosed gardens with decked terrace, ideal for entertaining. Garage to the rear accessed by the service lane.





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20 Madison Avenue, Cathcart G44 5AQ

Approximate gross internal area 2137.7 sq ft - 198.6 sq m



Overall approx. area with Garage is 2137.7 Sq.ft [198.6M²]
Overall approx. area without Garage is 1953.6 Sq.ft [181.5M²]



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/drawers to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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 C

Services

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

Local Authority

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

Property Reference 1027

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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