



20 Lothian Court, 21 Lethington Place, Shawlands

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Shawlands and its neighbouring suburbs of Pollokshields and Langside provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is in close proximity to Queen's park and Pollok Country Park. 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 County 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 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. The area is well served by first class train and bus services to the city centre and to East Kilbride.

Queen's Park itself is a beautiful Sir Robert Paxton creation which offers something for everyone, from manicured lawns, sport and recreational facilities, boating pond, glasshouse and extensive views across the City towards the Campsie Hills and Ben Lomond.



Description

A well presented two bedroom duplex flat, located just off Tantallon Road, set within continually popular Shawlands area close to local amenities and services.

The accommodation comprises:
Controlled door security system. Reception hall with storage cupboard. Bright sitting/dining room. Kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one with fitted wardrobes. Bathroom with three piece white suite with shower over bath.

Upper floor: Bedroom two. Large store room.

The property is further complimented by electric heating and double glazing. Communal rear courts. Residents parking and separate lock up.

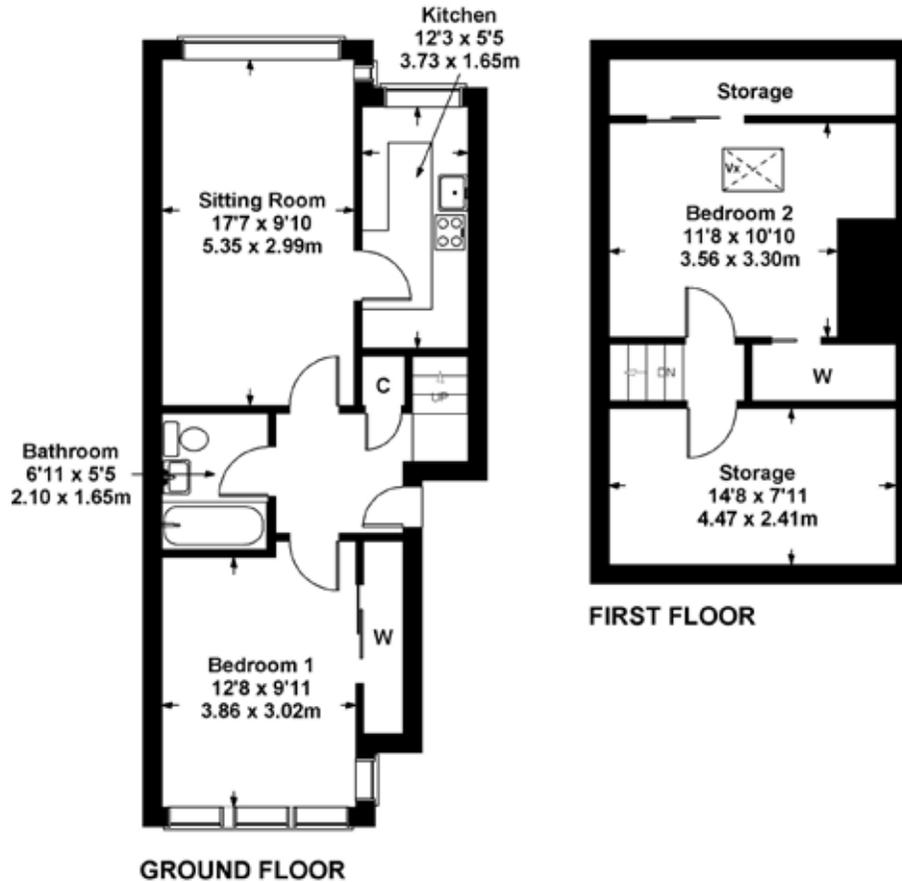


Nicol Estate Agents



20 Lothian Court, 21 Lethington Place, Shawlands G41 3BJ

Approximate gross internal area 891 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting 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

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: D

Fixtures and Fittings

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

Energy Efficiency Rating

Band F

Services

The property will be supplied by mains water, electricity and drainage. Electric heating.

Local Authority

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

Property Reference 1064

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

