



Apt 1/3, 2 Hags Gate, Pollokshaws

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents



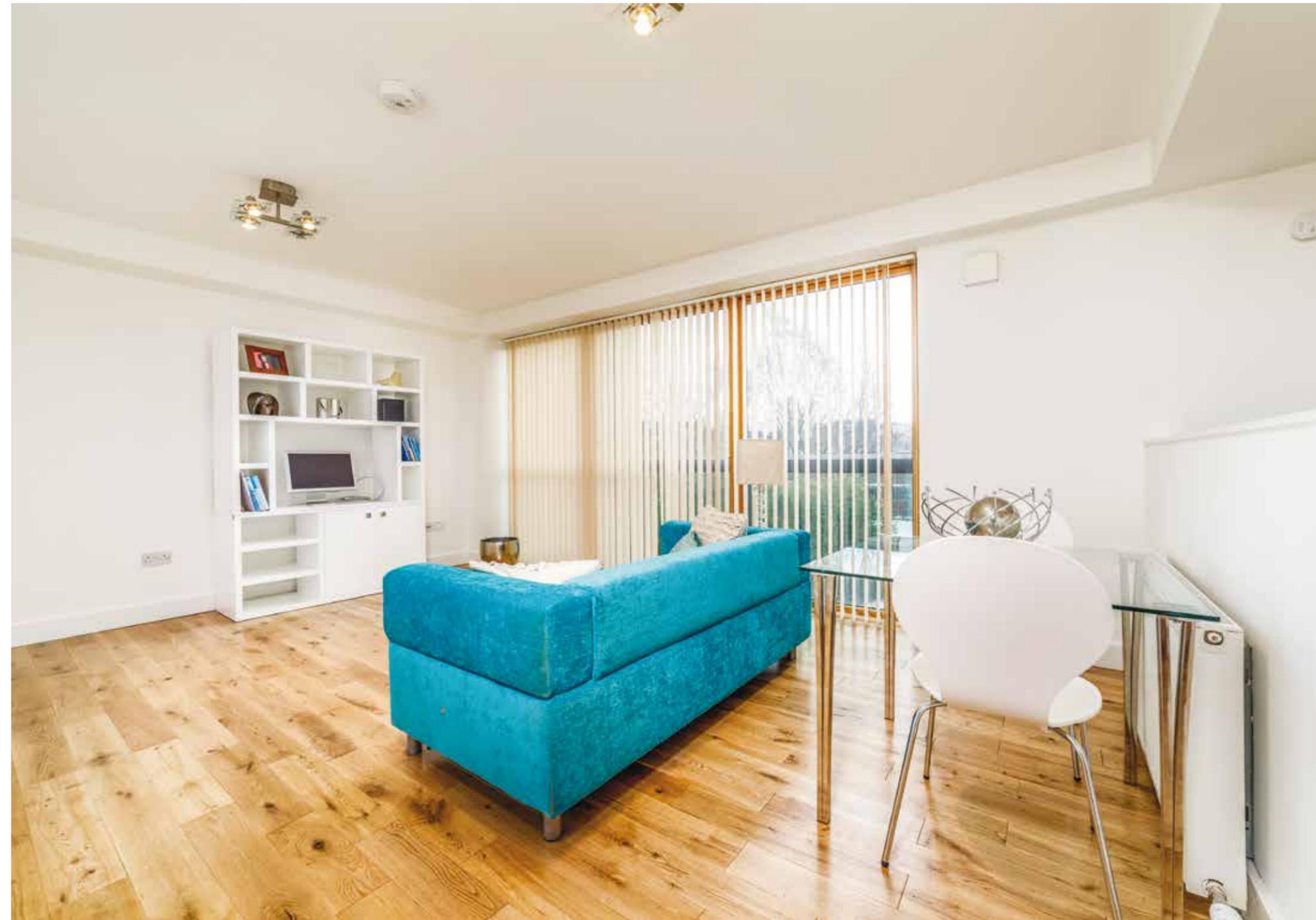
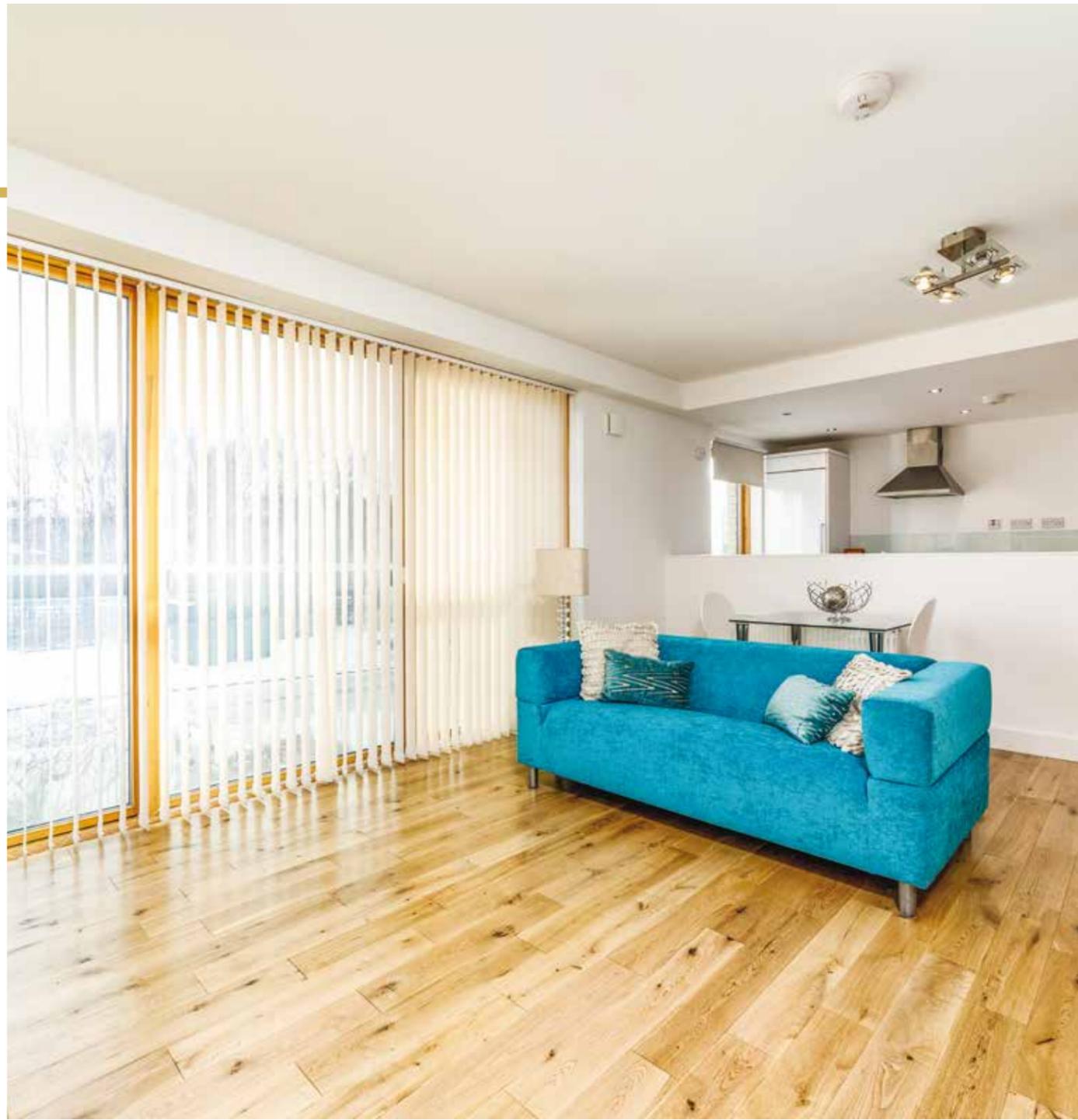
Nicol Estate Agents

### 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, Pollokshields and Giffnock 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 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 Country 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 park also contains the Burrell Collection, a purpose-built building designed to hold the large, eclectic antique and art collection of shipping magnate William Burrell, who donated the collection to the City of Glasgow on his death. Another feature of interest is the award-winning fold of Highland cattle.

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.





Nicol Estate Agents

### Description

A well presented and spacious duplex two/three bedroom apartment is formed over the ground and first floor, set within this continually popular and convenient modern development adjacent to Pollok Country Park.

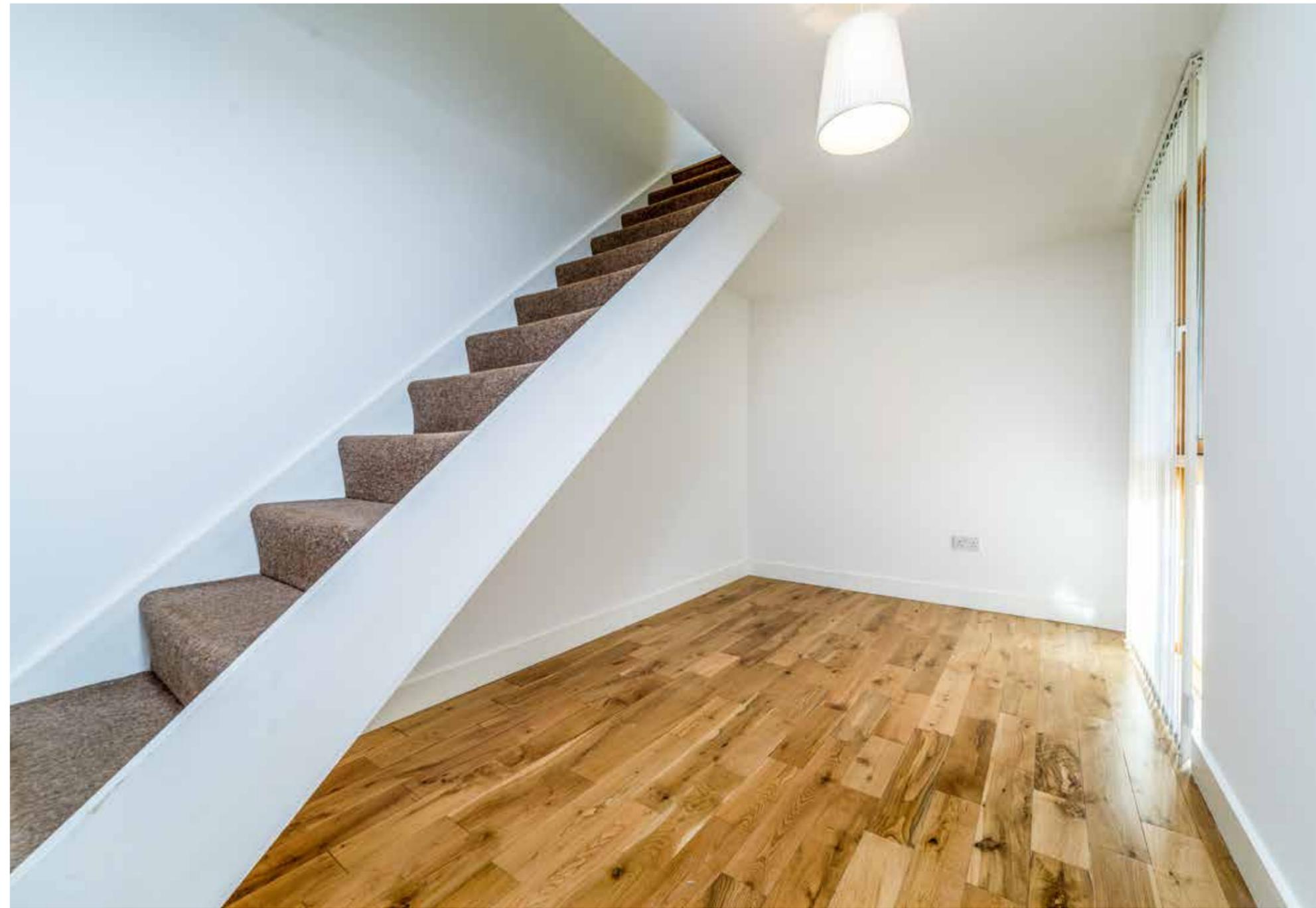
Secure controlled entry leads to a well-kept and illuminated communal carpeted entrance with elevator access to all levels. This apartment can be accessed both at ground floor and first floor levels and is finished to a high standard and specification.

The accommodation comprises:

Ground Floor: TV room/ guest bedroom and study. Internal staircase to upper floor accommodation.

First Floor: Reception hall with storage. Spacious sitting/dining room with near full height floor to ceiling windows. Staircase to side affording access to ground floor accommodation. The sitting room is on an open plan layout to the well-appointed kitchen with a full complement of wall mounted and floor standing units and integrated appliances. Useful utility cupboard. Master bedroom with fitted wardrobes and attractive ensuite shower room. Bedroom two with fitted wardrobes. An attractive bathroom completes the accommodation.

The property is further complimented by gas central heating and double glazing. Allocated residents parking space and visitor parking. The development is maintained by Speirs Gumley.



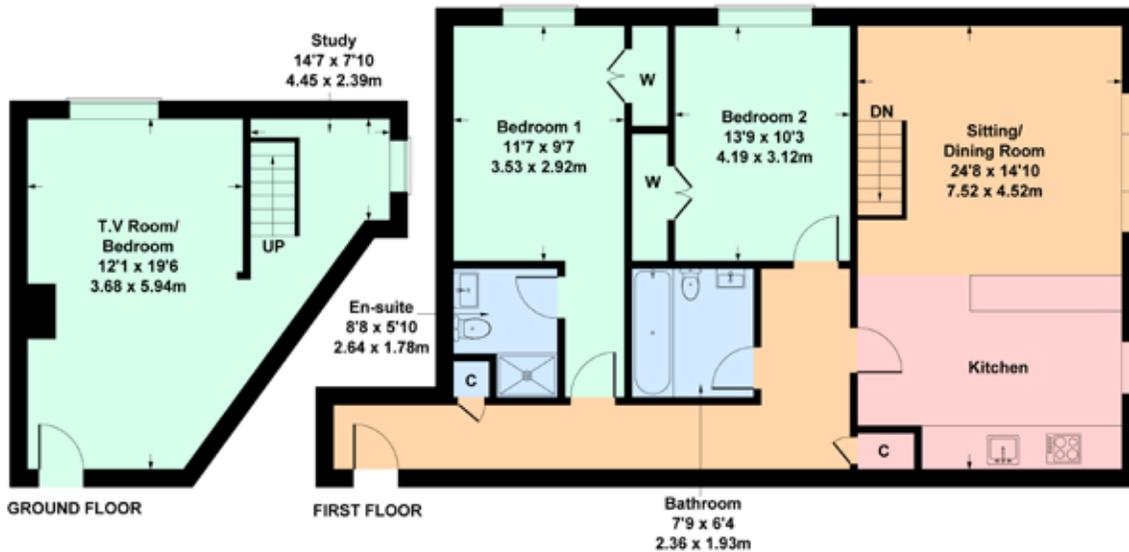


Nicol Estate Agents



Apt 1/3, 2 Hags Gate, Pollokshaws, G41 4BB

Approximate gross internal area 1,256sq ft - 117 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: E

### 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 will be supplied by mains water, drainage and electricity. Gas central heating.

### Local Authority

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

### Property Reference 1155

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

