



Flat 19, 260 Camphill Avenue, Langside

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Located within the well established area of Langside, is this beautifully presented one bedroom apartment.

This Increasingly fashionable location offers an array of shops, bars and restaurants. The property has been well maintained and upgraded by the present owner and comprises:

Communal entrance hallway with two sets of security doors, mailboxes and elevator and lift access to all levels. Entrance hallway with ample storage. Sitting/dining room with open aspects over the surrounding area. Kitchen, fitted with a range of wall mounted and floor standing units. Bedroom with fitted wardrobes. Refitted, stunning house shower room completes the overall accommodation.

The property is further complemented by electric heating and double glazing throughout. Residents and visitors off street parking. Communal gardens surround the development and are maintained by the factors.





Nicol Estate Agents

Description

Located within the well established area of Langside, is this beautifully presented one bedroom apartment.

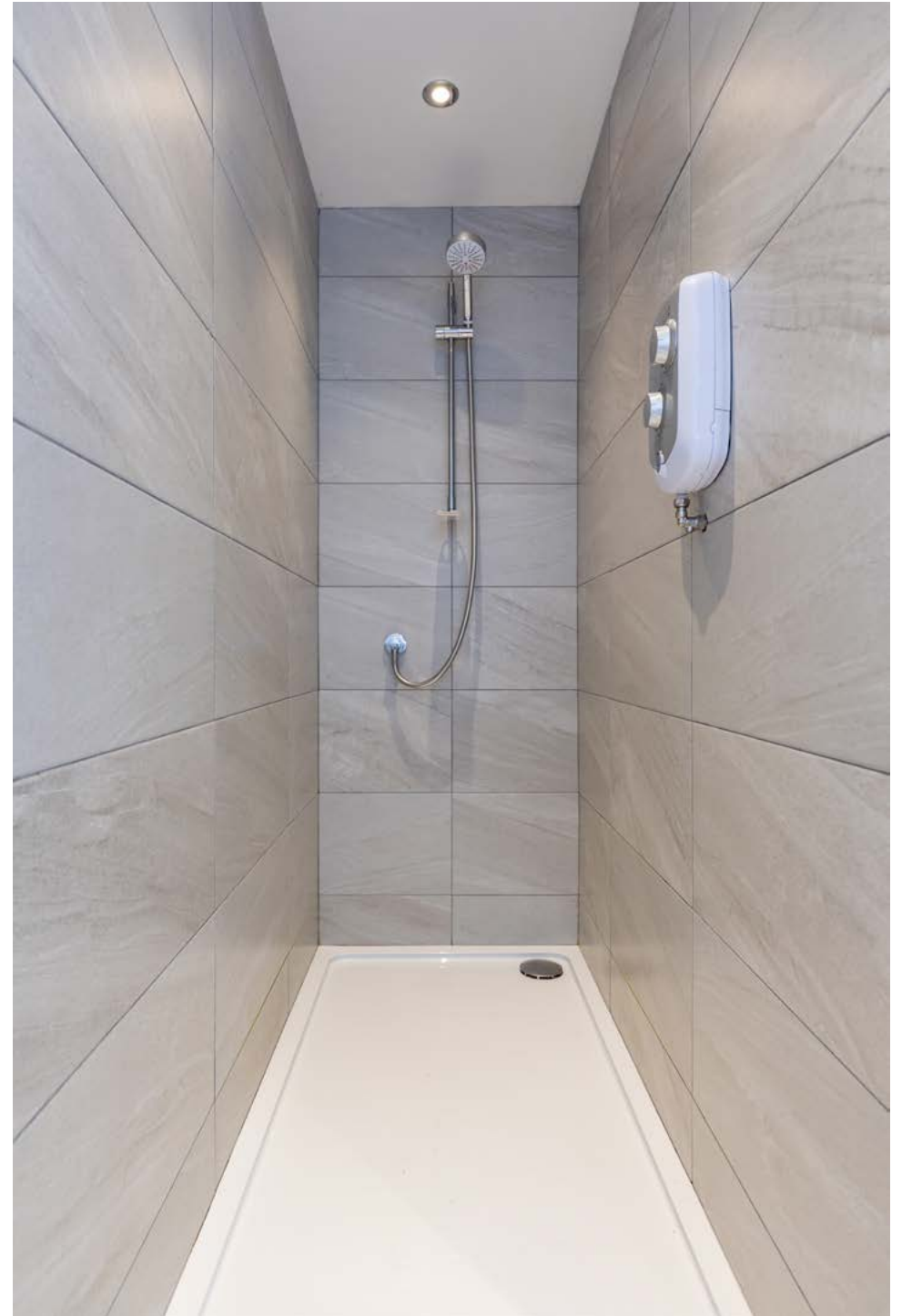
This Increasingly fashionable location offers an array of shops, bars and restaurants. The property has been well maintained and upgraded by the present owner and comprises:

Communal entrance hallway with two sets of security doors, mailboxes and elevator and lift access to all levels. Entrance hallway with ample storage. Sitting/dining room with open aspects over the surrounding area. Kitchen, fitted with a range of wall mounted and floor standing units. Bedroom with fitted wardrobes. Refitted, stunning house shower room completes the overall accommodation.

The property is further complemented by gas central heating and double glazing throughout. Residents and visitors off street parking. Communal gardens surround the development and are maintained by the factors.

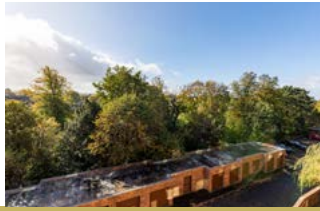






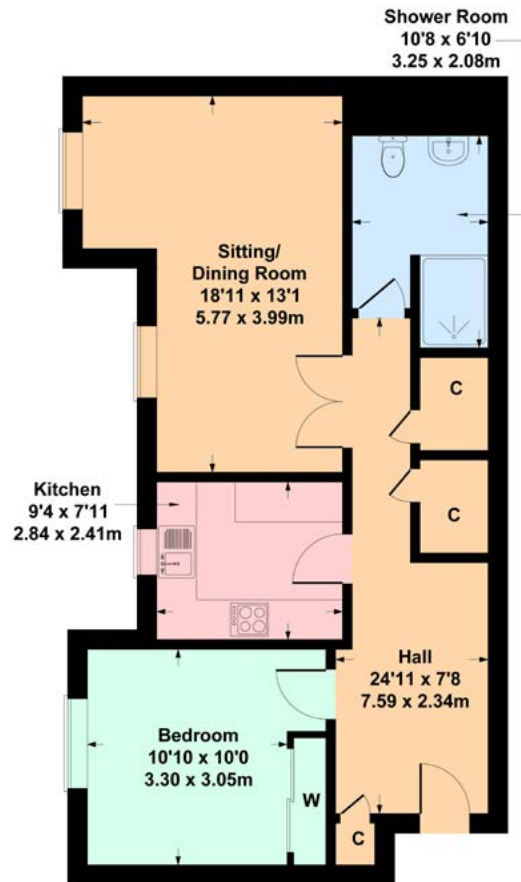


Nicol Estate Agents



Flat 19, 260 Camphill Avenue, Langside G41 3AS

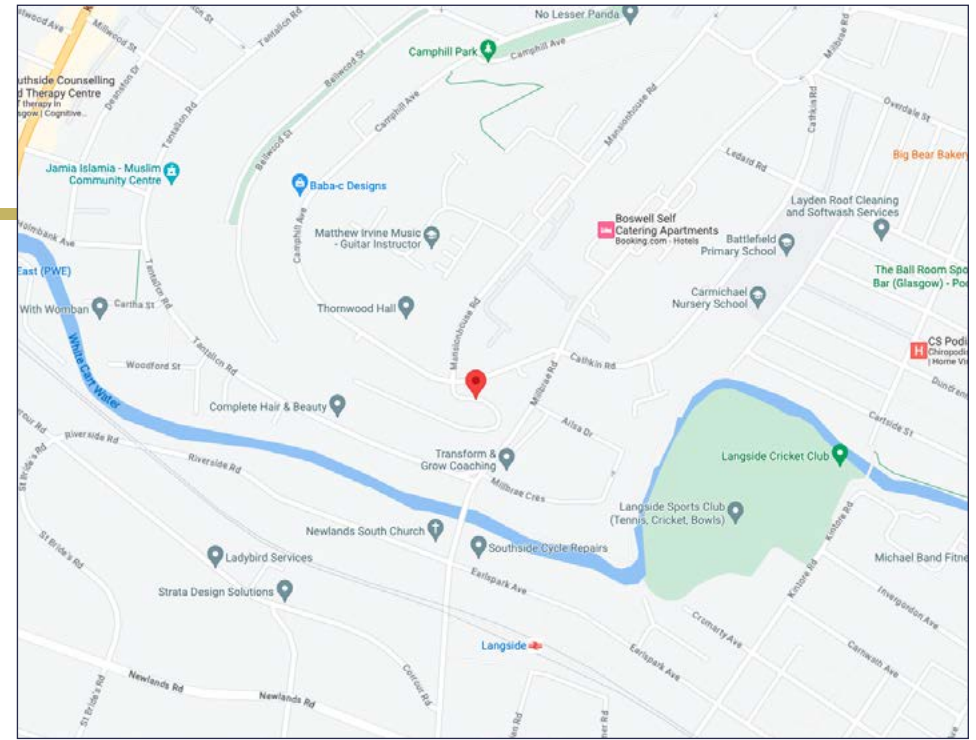
Approximate gross internal area 696 sq ft - 65 sq m



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. 2023

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
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@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 C

Services

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

Local Authority

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

Property Reference CLA460

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

www.nicolestateagents.co.uk

