



Flat 4/4, 266 Camphill Avenue, Langside

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

Langside is one of the oldest and most event filled areas on the south side of Glasgow. There is evidence of prehistoric settlement, a famous battle, a community of radical weavers and some mansions, before it became fully urbanised.

Langside and its neighbouring suburb of Shawlands provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is near Queen's Park and Newlands Park. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets is around a 10 minute drive away. There are several golf courses in the area including Pollok and Haggs Castle Golf Clubs and a selection of local health clubs.

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.

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 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.













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## Description

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

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

Communal entrance hallway with stair and lift access to all levels. Entrance hallway with ample storage. Sitting/dining room. Kitchen, fitted with a range of wall mounted and floor standing units. Bedroom with fitted wardrobes. Refitted, bathroom completes the overall accommodation.

The property is further complemented by electric storage heating and double glazing throughout. Residents and visitors off street parking. Communal gardens surround the development and are maintained by the factors. This property benefits from its own lock up garage and attic storage, for sole use.





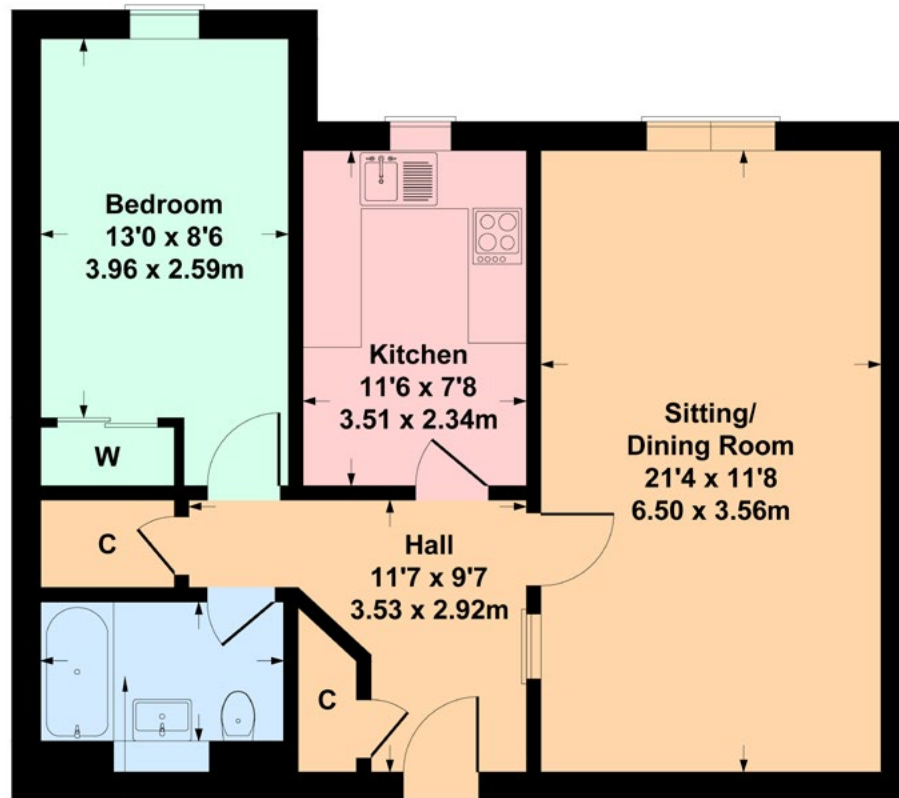


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Approximate gross internal area 648 sq ft - 60 sq m

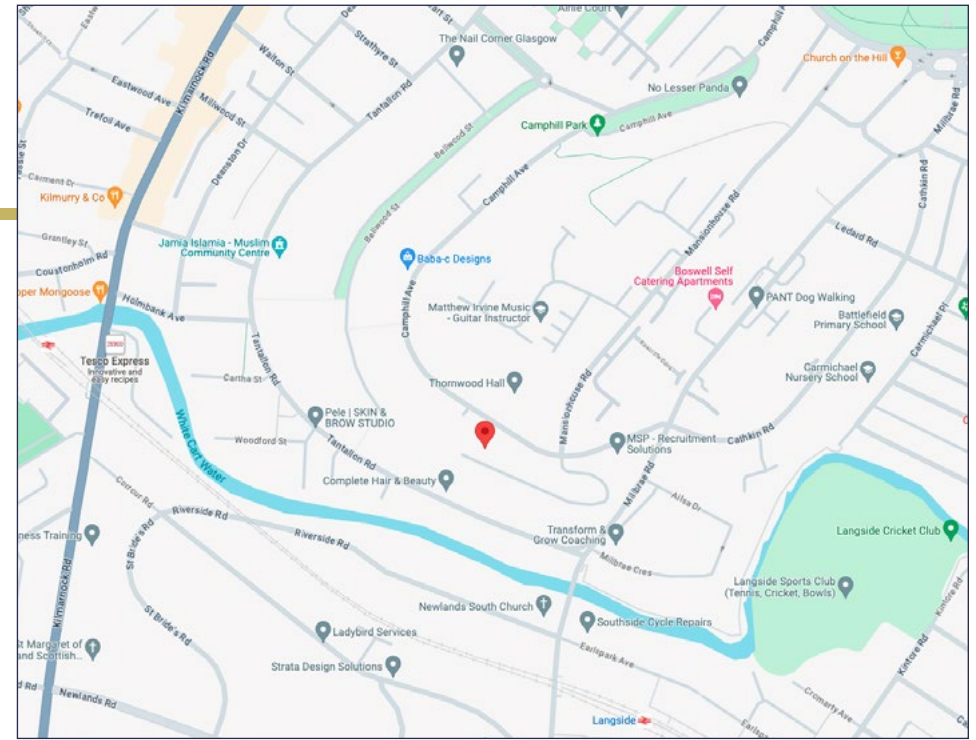


**Bathroom**  
8'4 x 5'10  
2.54 x 1.78m

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: 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, electricity and drainage.

#### Local Authority

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

Property Reference CLA469

1 Helena Place, Clarkston G76 7RB

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