



Apt 3/1, 11 Queen Elizabeth Gardens, New Gorbals

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Situation

Queen Elizabeth Gardens is situated within the established and popular New Gorbals district, approximately one mile south of Glasgow City Centre. The location offers a convenient balance of residential living and urban accessibility, with a wide range of local amenities available nearby, including local schools, supermarkets, convenience stores, leisure facilities, healthcare services, cafés, restaurants, and community amenities.

Richmond Park and Glasgow Green, one of the city's largest and most historic public parks, is within easy reach and provides extensive recreational and open green space.

Glasgow City Centre is accessible within a short walk and offers an extensive range of retail, commercial, cultural, and leisure facilities, including Buchanan Street shopping district, St Enoch Centre, universities, theatres, museums, and major employment hubs.

The area is also well served by public transport, with regular bus services and convenient access to Glasgow Central and Queen Street railway stations, while the nearby M8 and M74 motorway networks provide excellent connections throughout Glasgow and the wider Central Belt.







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Property Description

A particularly spacious and well presented three bedroom duplex apartment, situated within this highly sought-after development, conveniently located close to Glasgow City Centre and the open green spaces of Glasgow Green.

One of the larger apartment styles within the development, this impressive home extends to approximately 1,669 Sqft (155 Sqm) and offers versatile, thoughtfully designed accommodation arranged over two levels.

A secure entry system provides access to a well-maintained and brightly lit communal hallway and stairwell, with the apartment occupying the third and fourth floors.

The accommodation comprises:

Third Floor: Welcoming reception hallway with useful storage. A well-appointed dining kitchen features a range of wall and floor-mounted units, a peninsula breakfast bar, complementary work surfaces, and pleasant views over the communal rear gardens. The principal bedroom enjoys a walk-in wardrobe and en-suite shower room. A second generous double bedroom and a stylish family bathroom complete this level.

Fourth Floor: The upper level opens into an impressive dual-aspect sitting room, enhanced by a domed ceiling and direct access to a private rooftop terrace, enjoying views over the residents' gardens and the surrounding area. An inner hallway leads to a third double bedroom, offering flexibility as guest accommodation, a home office, or additional living space.

Further benefits include gas central heating, double glazing, secure entry, and a residents' parking space.

This fabulous duplex apartment combines generous proportions, flexible living space, and a convenient location, making it an ideal home for a wide range of buyers.





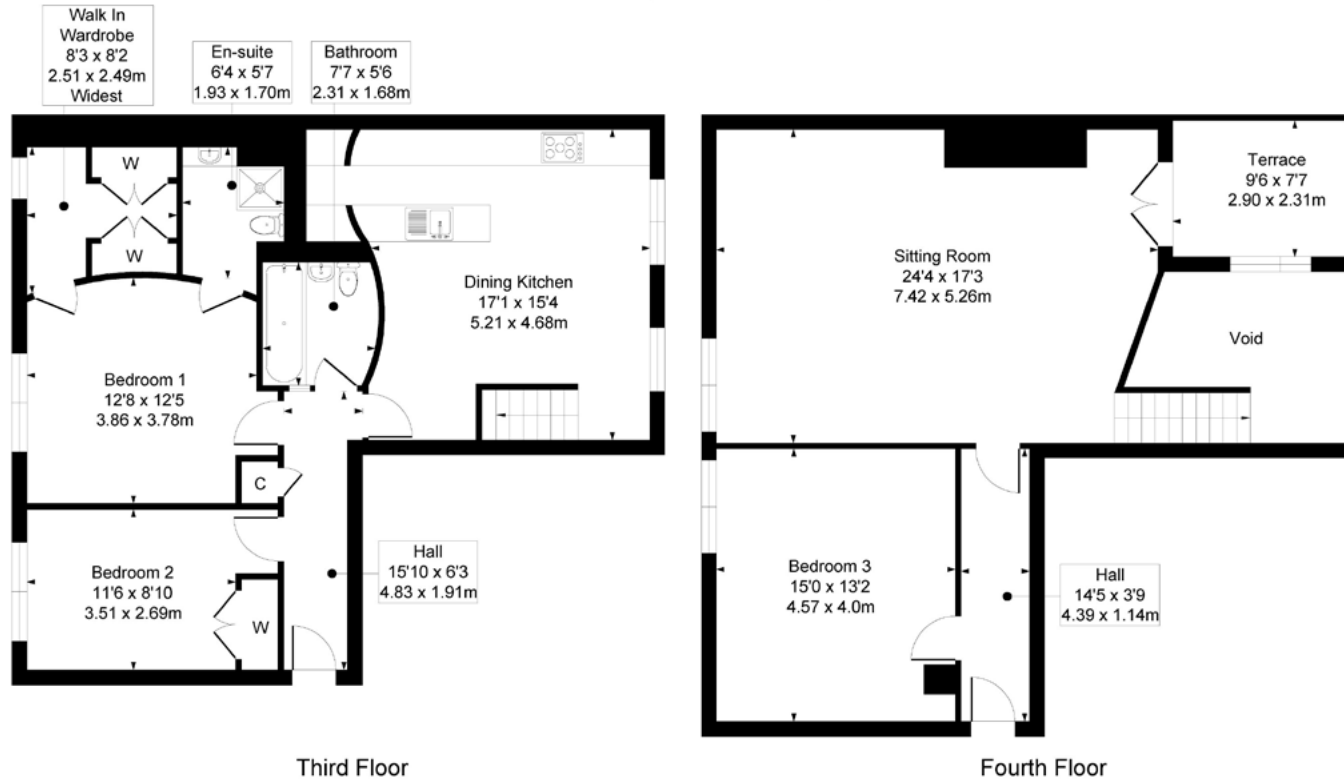






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Approximate Gross Internal Area
Main House 1669 sq ft - 155.05 sq m
Terrace 76 sq ft - 7.06 sq m
Total 1745 sq ft - 162.11 sq m



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. 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.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band E

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

Services

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

Local Authority

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

Property Reference

3627

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