



Flat 0/2, 30 Hector Road, Shawlands G41 3QD

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Situation

Shawlands and its neighbouring suburbs of Strathbungo, Langside and Newlands provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is in close proximity to Queen's Park, Newlands Park and Pollok Country Park. Silverburn Shopping Centre, only a short drive away, provides an extensive range of shops, restaurants and supermarkets. 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 Centre and towards the Campsie Hills and Ben Lomond.

The M77/M8 provide commuter access to the City Centre, Glasgow Airport and along with the Glasgow 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 regular train and bus services to the City Centre and to East Kilbride.







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Property Description

A bright and well presented two bedroom ground floor flat, positioned within this red sandstone fronted building, located in this sought after Shawlands address, close to local amenities, shops and transport links on Kilmarnock Road.

This flat is slightly elevated and affords well appointed, redesigned accommodation, retaining a number of original features and comprises:

A controlled door entry security system leads to an illuminated communal period entrance with stair access to all levels. Generous welcoming reception hallway with storage. Bright and spacious bay window sitting/dining room with ornate ceiling corning and a feature fireplace. Dining sized kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Two double sized bedrooms. A modern refitted bathroom with three piece white suite and shower above bath, completes the overall accommodation.

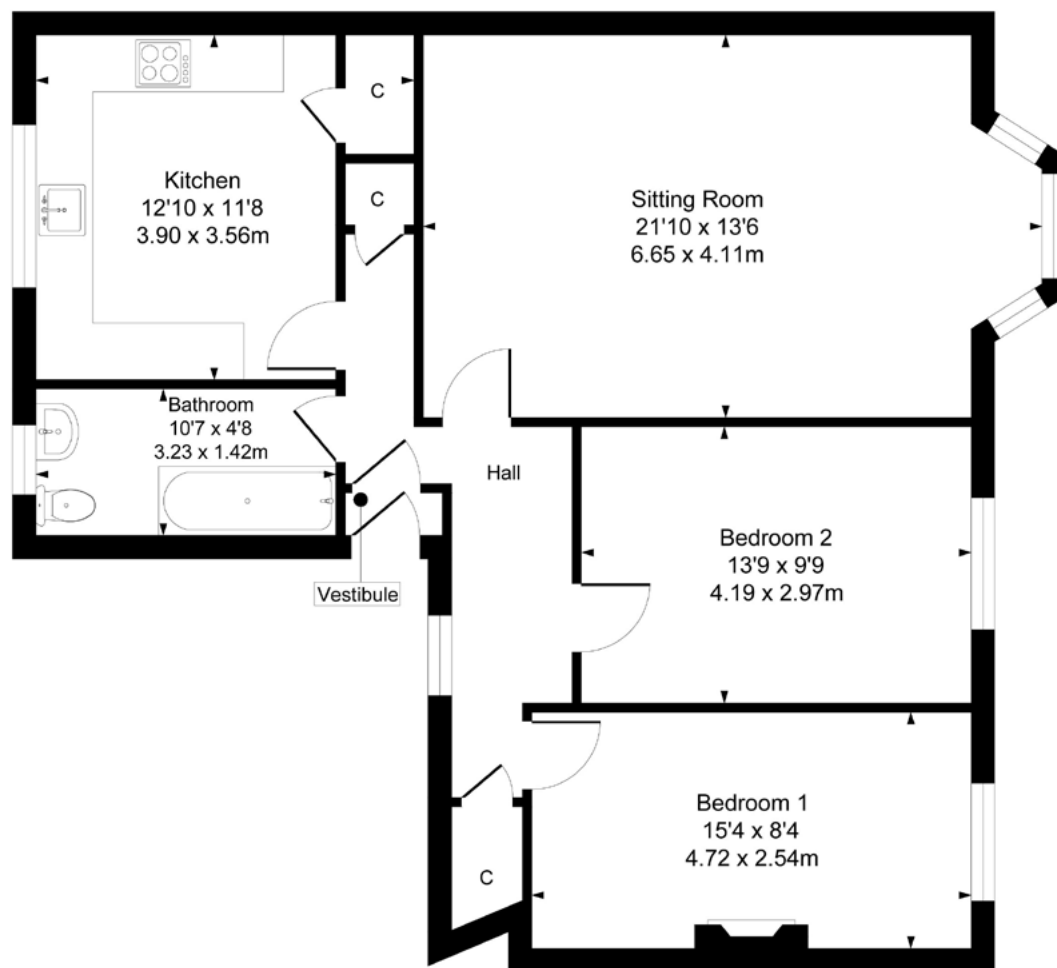
The property is further complemented by controlled security entry system, double glazing, gas central heating and a private front garden.





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Approximate Gross Internal Area
864 sq ft - 80.26 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

East Renfrewshire Council
Band D

Fixtures & Fittings

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

Energy Efficiency Rating

Band D

Services

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

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3634

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