



492 Kilmarnock Road, Newlands

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

The area is well served by regular train and bus services to the city centre and to East Kilbride. Newlands and the neighbouring suburbs of Shawlands, Pollokshields and Giffnock provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn Shopping Centre 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.

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 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. Further transport links are within walking distance of the property.









Nicol Estate Agents

Property Description

A well presented traditional mid-terraced villa, located in this sought after location, close to local shops, amenities, Newlands Park and transport links.

The layout provides flexible and well-proportioned accommodation, designed to suit family living.

The accommodation comprises:

Ground Floor: A broad and welcoming reception hallway with WC off and access to all other apartments. A well presented bay window sitting room, overlooks the front garden of the property and has a feature fireplace and decorative corning. Well appointed dining room, again with feature fireplace, good sized kitchen with a range of base and wall mounted units, integrated appliances and complementary worktops. A cosy TV room, completes the ground floor accommodation.

First Floor: Three well proportioned bedrooms and a modern four piece family bathroom. Bedroom one and two, both benefit from having fitted wardrobe space. A fitted stair, leads to the upper level, where bedroom four can be found. This is of a generous size and has storage into the eaves space.

The property benefits from double glazing, gas central heating, and enclosed rear gardens, with lawn and patio area. There are two parking spaces in the private lane, to the rear.

www.nicolestateagents.co.uk



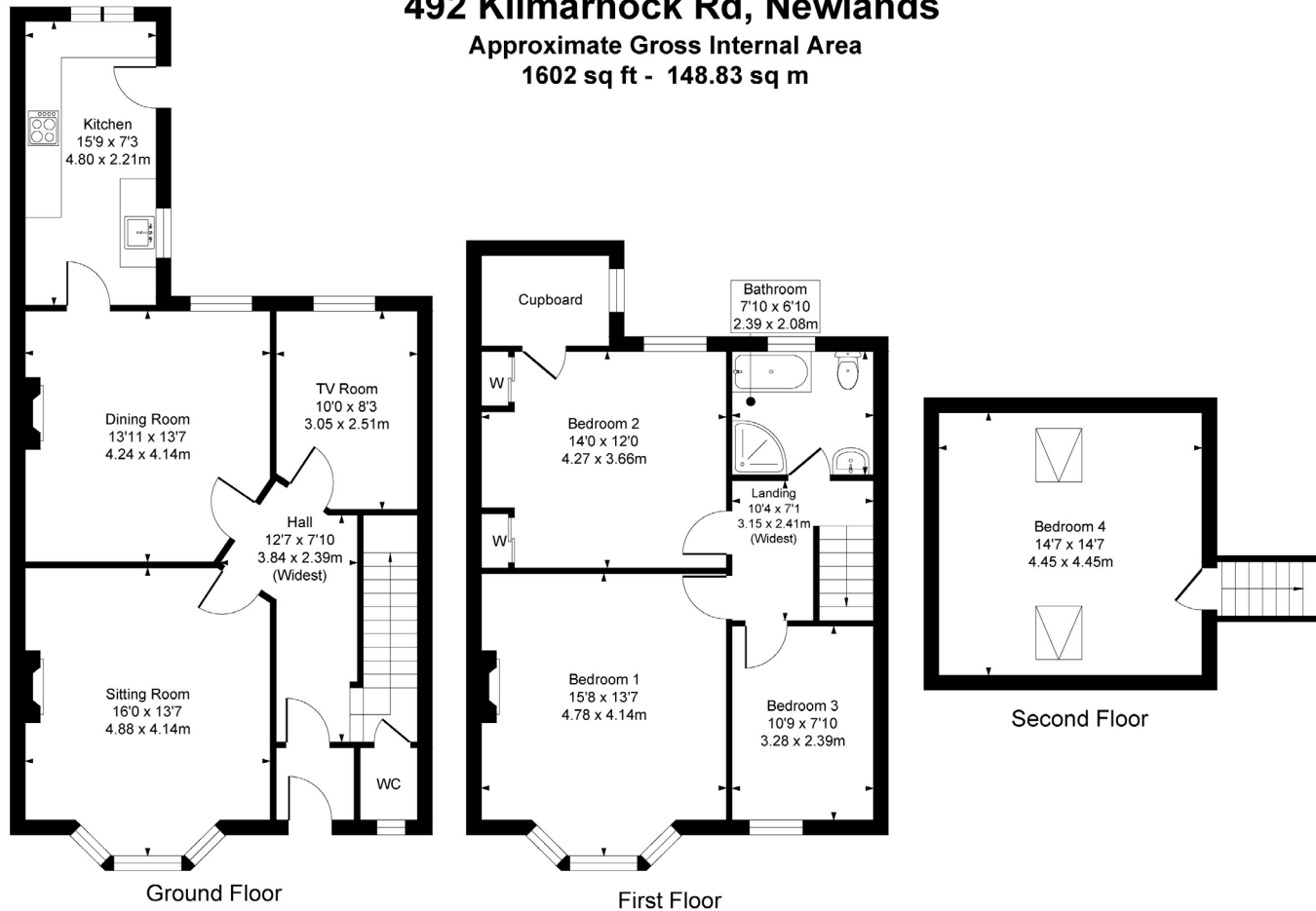






492 Kilmarnock Rd, Newlands

Approximate Gross Internal Area
1602 sq ft - 148.83 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band F

Fixtures & Fittings

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

Energy Efficiency Rating

Band tbc

Services

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

Local Authority

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

Property Reference

3647