



Apt 2/1, 71 Millbrae Road, Langside, G42 9UT

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Situation

Langside and its neighbouring suburb of Shawlands provide a broad range of excellent shopping facilities, supermarkets, restaurants, cafes, bars and numerous recreational facilities and is in close proximity to

Queen's Park and Pollok Country Park. 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. 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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Property Description

Seldom available, this beautifully presented and extensively upgraded three bedroom second floor apartment enjoys a convenient setting within this highly regarded modern development. Offering allocated undercover parking with an EV charger, lift access, well-maintained communal gardens and generous, flexible accommodation, the property is ideally located close to excellent local amenities, transport links and everyday services.

The apartment has been thoughtfully upgraded by the present owners and offers bright, contemporary accommodation extending throughout.

The accommodation comprises:

A secure controlled entry system leads into a well-maintained and well-lit communal entrance with both lift and stair access to all levels. A welcoming reception hallway provides excellent storage and leads to an impressive, southerly facing sitting room, flooded with natural light and enjoying attractive tree-lined views over the rear of the development and the surrounding area. French doors open into a beautifully appointed refitted kitchen, fitted with a comprehensive range of contemporary wall and floor-mounted units, integrated appliances and complementary worktop surfaces.

The principal bedroom benefits from an attractive ensuite shower room and fitted wardrobes. Bedroom two benefits from fitted wardrobes, while bedroom three, currently utilised as a home office, offers excellent flexibility as an additional double bedroom. All three bedrooms enjoy pleasant, leafy aspects towards Millbrae Road. A stylish refitted bathroom, finished with a contemporary three-piece suite, completes the accommodation.

Further benefits include a controlled security entry system, gas central heating with a replacement boiler and Hive smart thermostat, replacement double glazing, an allocated undercover parking space with an EV charging point.

Additional residents' parking is available and well maintained communal gardens surrounding the development.

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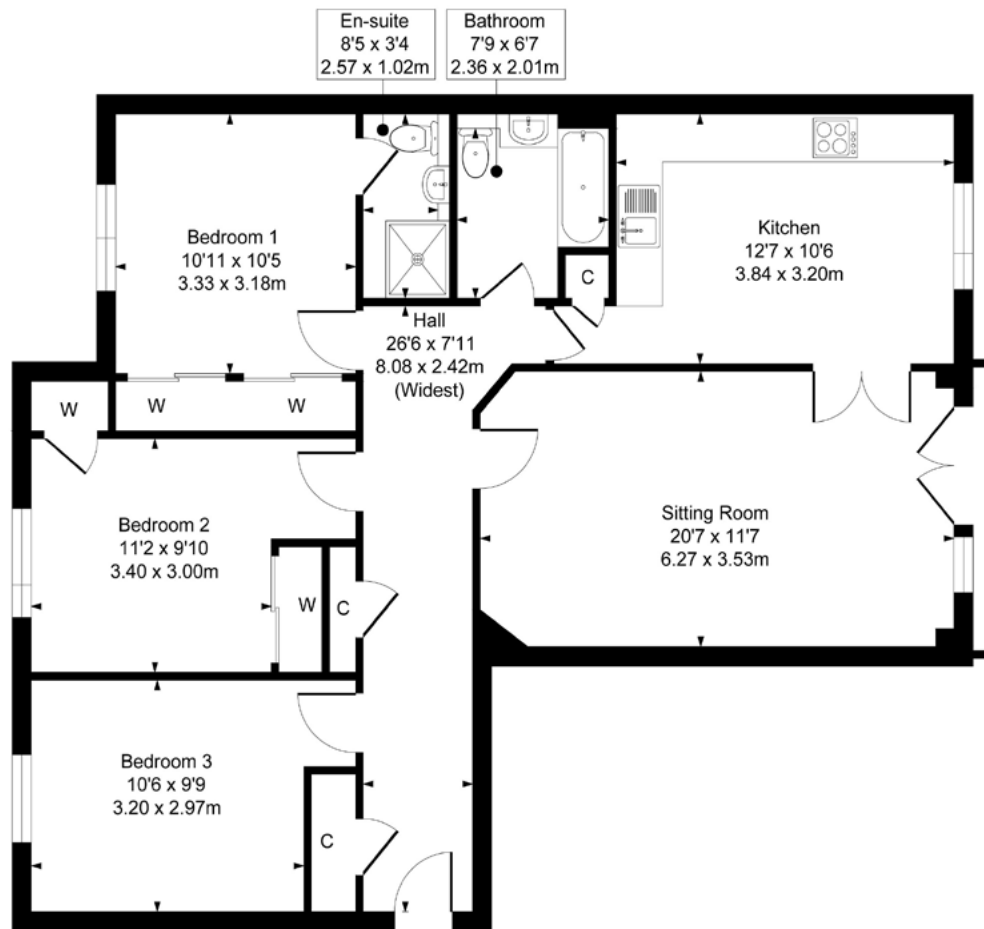






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Approximate Gross Internal Area
1071 sq ft - 99.49 sq m



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
Clarkston

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

CLA711

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