



2/1, 18 Waverley Street, Shawlands

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Shawlands and its neighbouring suburbs, Strathbungo and Langside, offer a diverse range of amenities including shops, boutiques, supermarkets, restaurants, bars, gyms, and coffee shops, along with numerous recreational facilities. The area is also conveniently close to Queen's Park. Silverburn Shopping Centre, just a short drive away, provides an even wider selection of retail outlets, eateries, and supermarkets. For leisure enthusiasts, several golf courses such as Pollok and Haggs Castle Golf Clubs are nearby, as well as a choice of local health clubs.

Queen's Park, a stunning creation by Sir Robert Paxton, caters to all interests with its manicured lawns, sports and leisure facilities, boating pond, glasshouse, and panoramic views across Glasgow's city centre and towards the Campsie Hills and Ben Lomond.

Excellent transport links include the M77 and M8 motorways, providing easy access to Glasgow City Centre, Glasgow Airport, and the wider Central Scotland motorway network, as well as routes south to Ayrshire and Prestwick Airport via the Glasgow Southern Orbital. Regular train and bus services also connect the area to the city centre and East Kilbride.









Nicol Estate Agents

Property Description

A centrally located, bright and well presented two bedroom traditional second floor flat, situated within this sought-after pocket Shawlands, located close to local amenities, shops and transport links on Kilmarnock Road and Crossmyloof Train Station.

This property affords well appointed accommodation and comprises:

The accommodation has been well maintained and offers well-proportioned living throughout:

- **Secure Entry:** Controlled door entry system leading to an illuminated and well-kept period tiled communal entrance with stair access to all levels.
- **Entrance:** Entrance vestibule. Welcoming reception hallway with walk in storage cupboard and affording access to all other rooms.
- **Bright Sitting Room/Kitchen:** Bright and spacious bay window sitting room, which is semi-open plan to a well appointed modern kitchen, fitted with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces.
- **Two Double Bedrooms:** Both well-proportioned double bedrooms, one located to front and one to the rear.
- **Stylish Bathroom:** A modern three-piece suite with shower over bath, completes the accommodation.

The property further benefits from gas central heating, double glazing, secure entry, well-maintained communal areas, and attractive shared gardens.

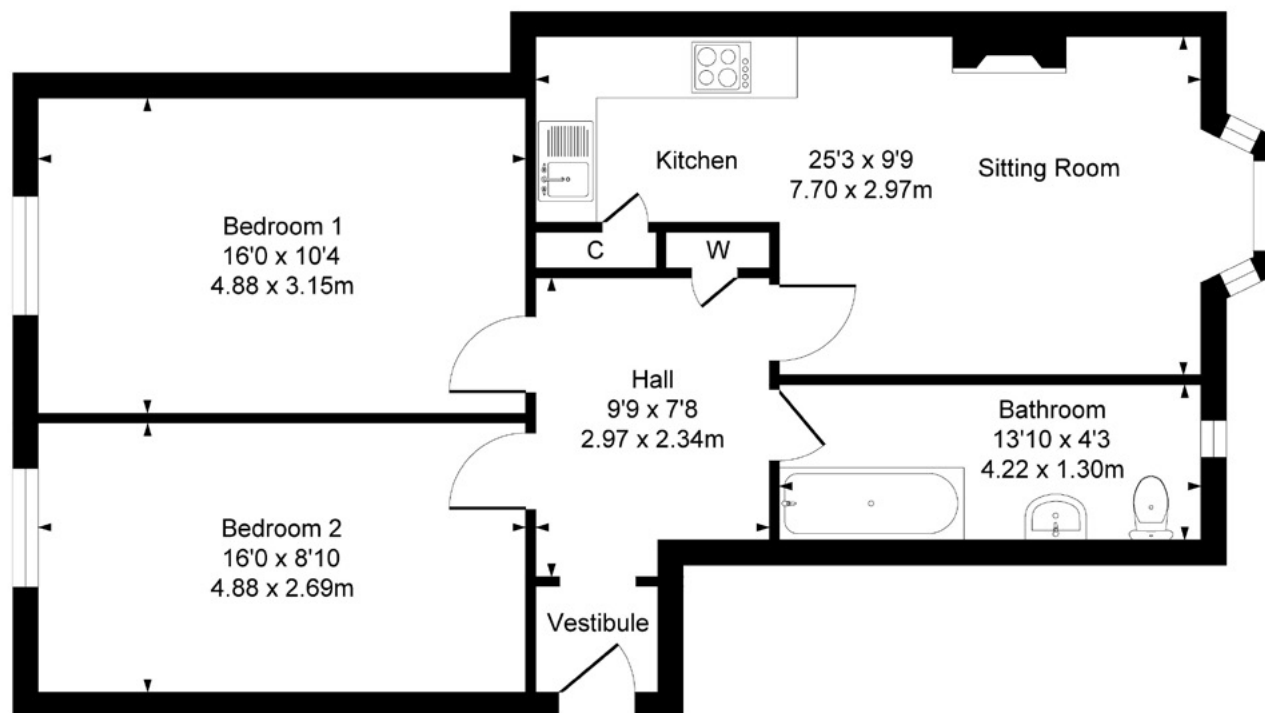
Early viewing is highly recommended to appreciate the quality and convenience of this excellent home in one of Shawlands' most desirable locations.

www.nicolestateagents.co.uk



2/1, 18 Waverley Street, Shawlands

Approximate Gross Internal Area
706 sq ft - 65.58 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

Glasgow City Council
Band C

Fixtures & 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, gas, electricity and drainage.

Local Authority

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

Property Reference

3662

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk