



**Apt 1/1, 76 Monreith Road, Newlands, G43 2PE**

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## Situation

Newlands is widely regarded as one of Glasgow's most desirable residential suburbs, conveniently positioned approximately four miles south of Glasgow City Centre and well placed for a broad range of local amenities and transport connections.

The surrounding areas of Shawlands, Cathcart, Langside, Giffnock and Muirend offer an excellent selection of shops, cafés, bars and restaurants, together with supermarkets and everyday services. Shawlands and its extensive range of amenities are within walking distance, while Silverburn Shopping Centre is also within easy reach.

The area is well served by public transport, with regular bus and rail services to Glasgow City Centre and the surrounding districts. Langside train station is within a short walking distance of the property. The M77 and M8 motorway networks are readily accessible, providing excellent commuter links to Glasgow City Centre, Glasgow Airport and the wider Central Scotland motorway network, while the Glasgow Southern Orbital offers convenient connections towards East Kilbride and Ayrshire.

A wide variety of recreational facilities can be found locally, including golf courses, gyms and health clubs. Newlands Park and local primary schools are within a short walking distance of the property, while Queen's Park, Pollok Country Park and Linn Park provide further extensive green spaces for walking, cycling and outdoor activities.







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## Property Description

A well presented two bedroom first floor apartment, benefitting from its own allocated parking space to the rear of the building, set within this sought after modern development by Charles Church, conveniently positioned for a wide range of local amenities, services and transport links.

The property has been well maintained by the present owner and offers bright, well proportioned accommodation comprising:

A well kept and illuminated communal entrance leads to the apartment. The building benefits from secure controlled entry to both the front and rear, with the rear entrance providing convenient access to the residents' parking area. Welcoming reception hallway with useful storage. Bright and spacious sitting/dining room with views over the surrounding grounds.

The modern kitchen is fitted with a comprehensive range of wall mounted and floor standing units, integrated appliances and practical worktop space.

Bedroom one is a generous double bedroom with fitted wardrobes and an en suite shower room. Bedroom two is also a double bedroom with ample fitted wardrobes. A modern bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing.

Externally, the development is set within well maintained landscaped residents' gardens, with private residents' parking located to the rear of the building.



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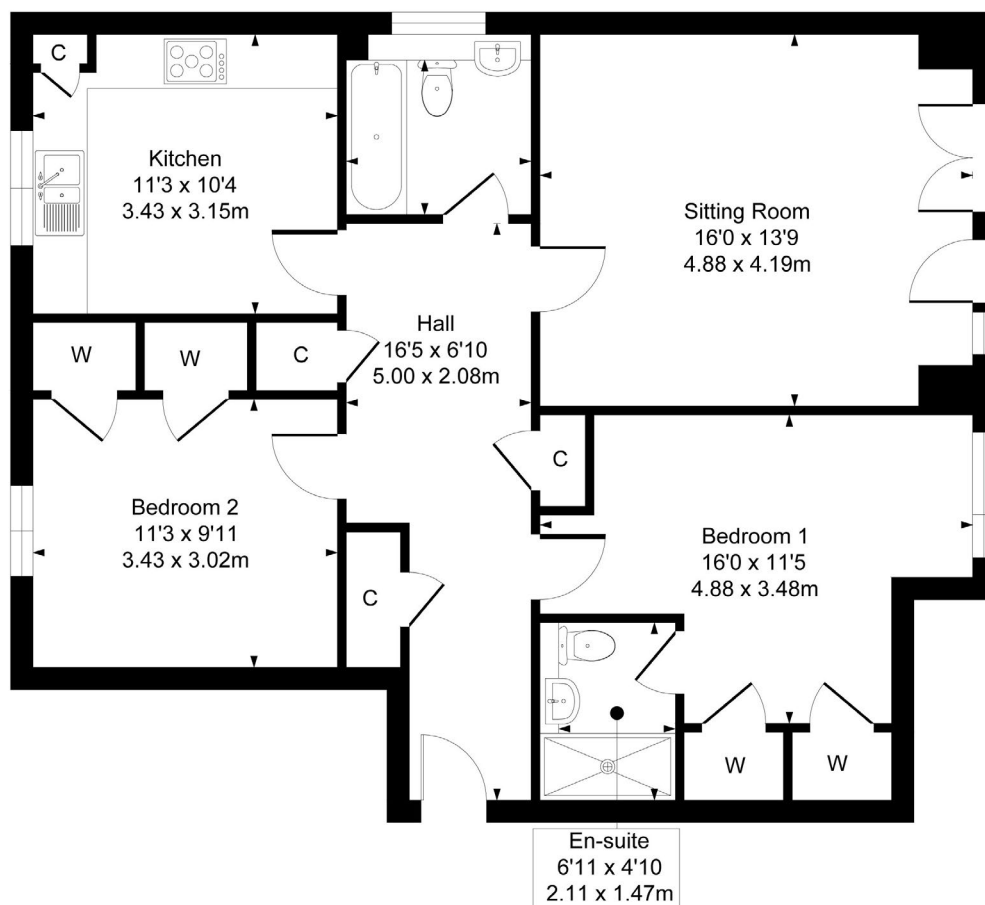




## 1/1 76 Monreith Road, Newlands

Approximate Gross Internal Area

884 sq ft - 82.12 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 F

### 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 and electricity. Gas central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU

Tel: 0141 287 2000

### Property Reference

CLA 278

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