

2/2, 27 Strathendrick Drive, Muirend G44 3HW

www.nicolestateagents.co.uk

Nicol Estate Agents

Nicol Estate Agents

Situation

Muirend is a popular and established residential suburb, situated approximately 5 miles south of Glasgow City Centre, offering an excellent balance of suburban living and convenient access to the city. The area is particularly well served by transport links, with Muirend Train Station providing regular services to Glasgow Central, alongside frequent bus routes and convenient road connections to the M77, M8 and Glasgow Southern Orbital.

Muirend and the neighbouring suburbs of Giffnock, Clarkston and Newlands are renowned for their excellent range of local amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure opportunities. The property is conveniently positioned for the everyday amenities along Clarkston Road, while the nearby Silverburn Shopping Centre offers an extensive selection of high street retailers, restaurants and leisure facilities.

For those who enjoy an active lifestyle, the surrounding area offers an excellent choice of sports and recreational facilities, including Nuffield Health, Giffnock North Athletics Club, Newlands Lawn Tennis Club and the established Williamwood and Whitecraigs Golf Clubs. The beautiful open spaces of Rouken Glen Park, Pollok Country Park and Linn Park are also within easy reach, providing wonderful opportunities for walking, cycling and outdoor recreation.

The area is also well served by a selection of local primary and secondary schools, making Muirend an attractive choice for families and professionals alike.















Nicol Estate Agents

Property Description

A bright and spacious two bedroom second floor flat, enjoying attractive views across the surrounding area, situated within a popular and sought after residential location, conveniently positioned for local amenities and excellent transport links.

Well maintained by the current owners, this appealing property offers generously proportioned and well presented accommodation, ideally suited to a variety of purchasers.

The accommodation comprises:

A well maintained communal entrance hall and stairwell providing access to the second floor. A welcoming reception hallway with useful storage. The bright and spacious dual aspect sitting/dining room is a particularly appealing feature of the property, enjoying an abundance of natural light and attractive elevated views across the surrounding area, providing a comfortable setting for both relaxing and entertaining.

The adjoining kitchen is fitted with a range of wall mounted and floor standing units, complemented by ample worktop surfaces.
An inner hallway provides access to two generously proportioned double bedrooms, while a shower room, fitted with a three piece suite, completes the accommodation.

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

Well maintained communal gardens to rear.





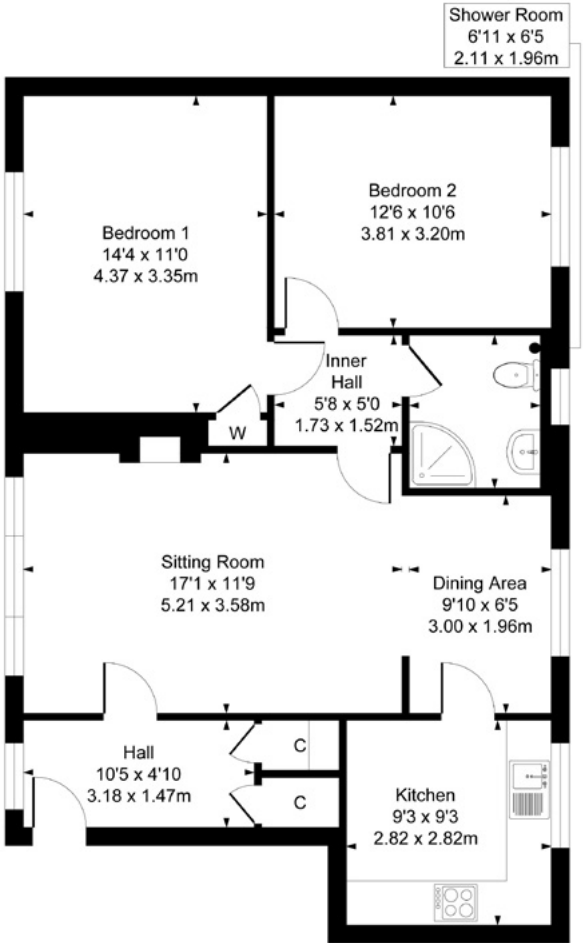






Flat 2/2 27 Strathendrick Drive, Muirend

Approximate Gross Internal Area
829 sq ft - 77.01 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 D

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

Energy Efficiency Rating
Band C

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

Property Reference
CLA739

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

naea | propertymark PROTECTED
The Property Ombudsman

www.nicolestateagents.co.uk