



9 Briar Gardens, Newlands

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Widely recognised as one of Glasgow's premier residential pockets, Newlands is conveniently located within four miles of Glasgow city centre.

The property is positioned within walking distance of shops and amenities upon Kilmarnock Road and Fenwick Road. Newlands is well served by first class train and bus services to the city centre and to East Kilbride. The neighbouring suburbs of Shawlands, Langside, Giffnock and Muirend provide a broad range of excellent shopping facilities, supermarkets, fine restaurants, bars and numerous recreational facilities. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets and is only a short drive from the property. Popular schooling is available locally and there are several pick-up points in Newlands for some of Glasgow's private schools.

There are several golf courses in the area and a selection of local health clubs, including Pollok Golf Course, Newlands Tennis Club, Pure Gym Giffnock, Nuffield Giffnock and David Lloyd Rouken Glen. Newlands Park with the popular Dandelion Café and Pollok Country Park are also within easy reach.

The M77/M8 provide 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.











## Description

Seldom available, an attractive and spacious four bedroom/four public room detached villa, set within the sought after Briar Gardens residential cul-de-sac development, built by Cala Homes.

Internally this family home extends to around 2,092 Sqft (194 Sqm), excluding the garage, affording flexible living, formed over two levels and comprises:

**Ground Floor:** Entrance porch. Welcoming reception hall affording access to the upper level. Spacious, dual aspect sitting room. Dining room. TV room. Well appointed refitted breakfasting kitchen with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. Separate useful utility room with internal courtesy access to the garage. The kitchen affords access to the conservatory and enjoys aspects over the rear garden. Guest WC.

**First Floor:** Galleried upper landing with good storage. Principal bedroom with fitted wardrobes and an ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobe. Bedroom four with fitted wardrobes. The house bathroom completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and good storage throughout. Well tended landscaped gardens, enclosed rear garden, providing privacy and shelter, ideal for entertaining.

A monobloc driveway leads to an integral double garage providing off street parking..















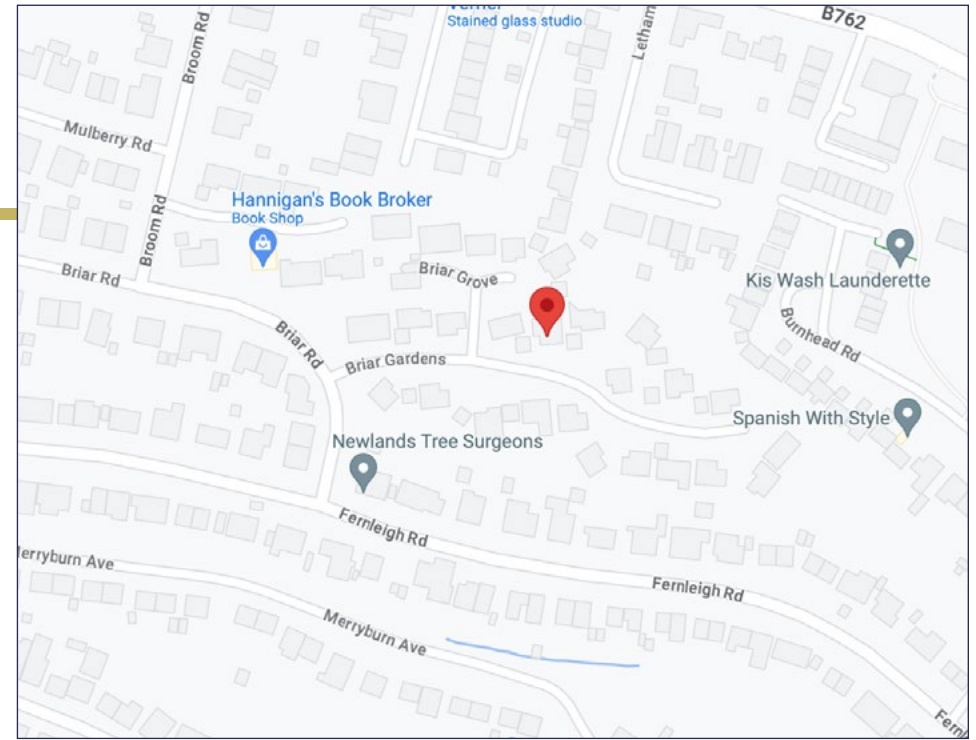


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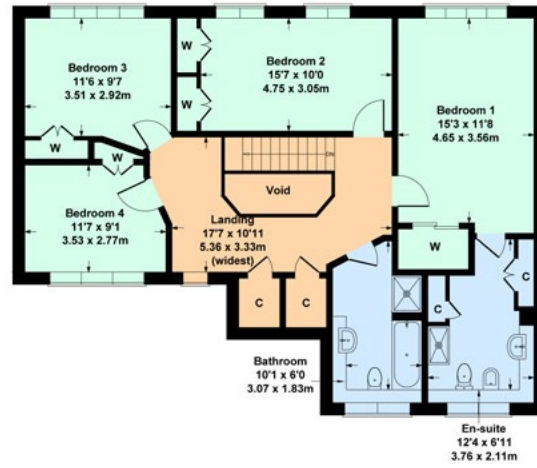


### 9 Briar Gardens, Newlands, G43 2TF

Approximate gross internal area  
Main House = 2092 sq ft - 194 sq m  
Garage = 305 sq ft - 28 sq m  
Total = 2397 sq ft - 222 sq m



GROUND FLOOR



FIRST FLOOR

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. produced by Potterplans Ltd. 2023

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

#### Viewing

By appointment through  
Nicol Estate Agents  
1 Helena Place  
Clarkston G76 7RB  
Telephone 0141 638 4541  
clarkston@nicolestateagents.co.uk

#### Outgoings

Glasgow City Council  
Council Tax Band: Band H

#### Fixtures and 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. Gas central heating.

#### Local Authority

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

Property Reference CLA 465

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