



Flat 3/1, 45 Edgemont Street, Shawlands

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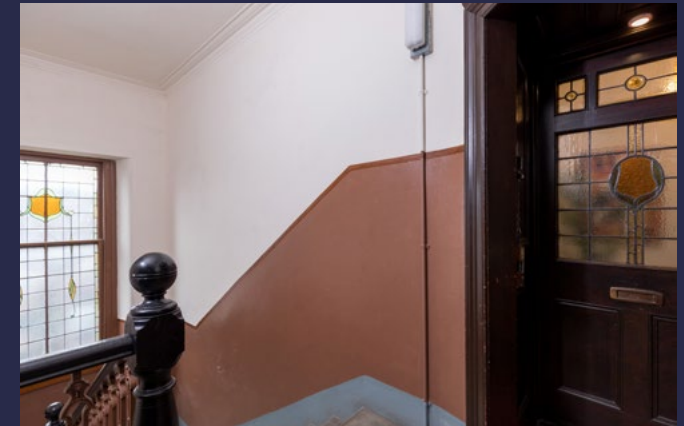
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Situation

Shawlands and its neighbouring suburbs of Strathbungo and Langside provide a broad range of shopping facilities, supermarkets, restaurants, bars, gyms, coffee shops and numerous recreational facilities and is in close proximity to Queen's Park. Silverburn Shopping Centre, only a short drive away, 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 Centre and towards the Campsie Hills and Ben Lomond.

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. The area is well served by regular train and bus services to the City Centre and to East Kilbride.







Description

A bright and well presented two bedroom traditional top floor flat, occupying, possibly one of the best positions in Edgemont Street, commanding southerly tree lined views along Bellwood Street, located close to local amenities, shops and transport links on Kilmarnock Road.

This flat affords well appointed, redesigned accommodation, retaining a number of original features and comprises:

A controlled door entry security system leads to an illuminated communal period entrance with stair access to all levels.

Generous welcoming reception hallway with storage. Bright and spacious bay window sitting/dining room enjoying southerly tree lined views along Bellwood Street and Edgemont Street. Well appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one, is double sized and is located to the front of the building and enjoys tree lined views. Bedroom two, again a double bedroom, overlooks the rear of the property and offers views towards Queen's Park. A modern refitted bathroom with three piece white suite with a roll top style bath and shower above bath, completes the overall accommodation.

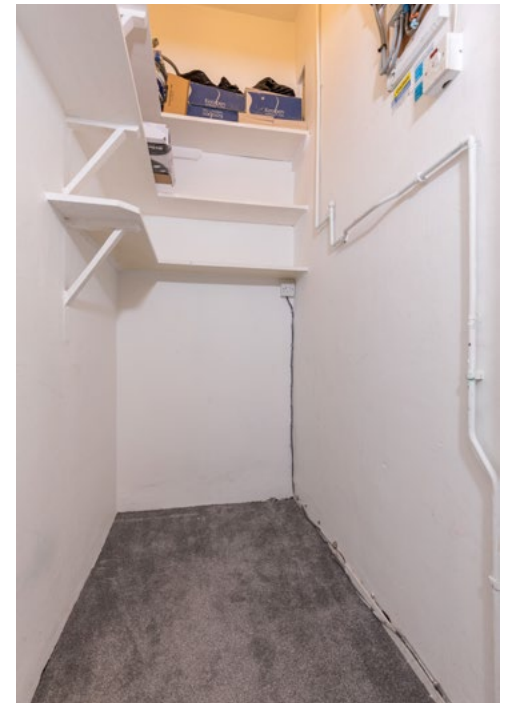
The property is further complemented by controlled security entry system, gas central heating, double glazing and a well kept communal rear court with bin stores.













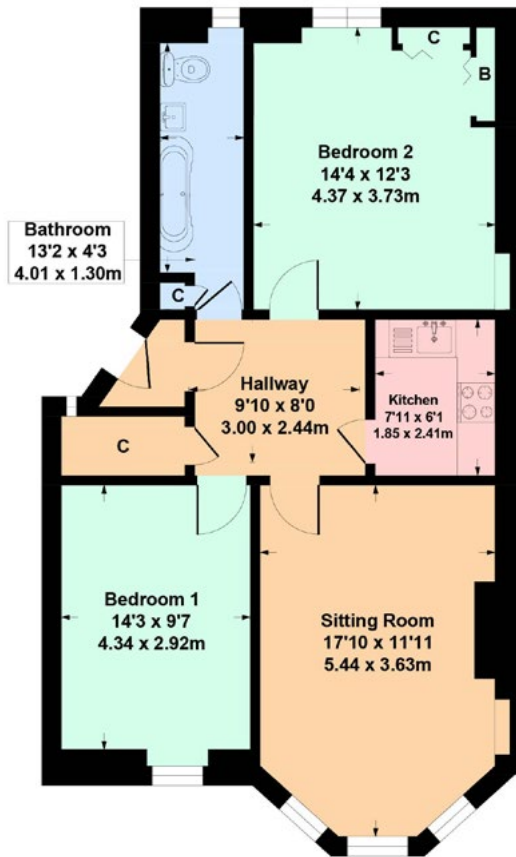


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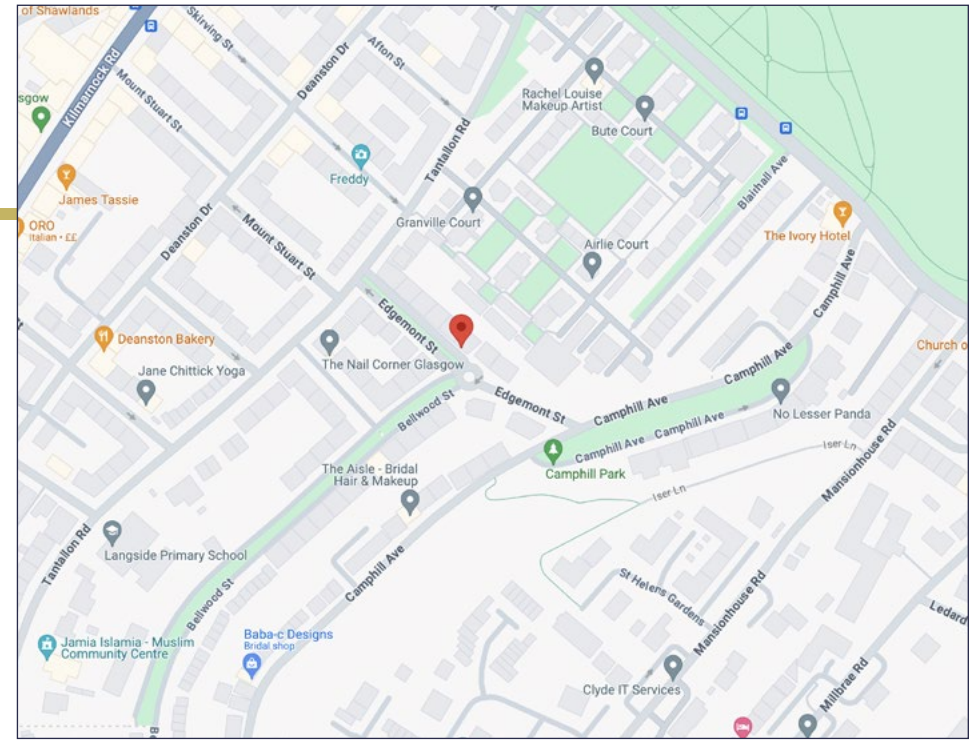
Approximate gross internal area 772 sq ft - 72 sq m



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 a representation by the seller, nor their agent, produced by Potterplans Ltd. 2024

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 C.

Fixtures and Fittings

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

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, gas, electricity and drainage.

Agents Note

Under the Estate Agents Act 1979, we write to advise that the seller is a connected person as defined by the Act.

Local Authority

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

Property Reference CLA489

1 Helena Place, Clarkston G76 7RB

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