



47 Fifth Avenue, Jordanhill

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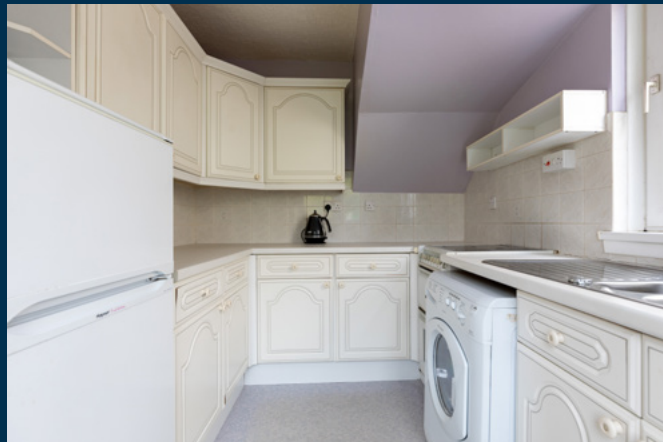
Situation

Fifth Avenue is extremely well situated for access to shops, cafes and local amenities at Anniesland Cross and on Great Western Road.

The area benefits from having excellent local facilities with a diverse range of shops, supermarket facilities, Kelvingrove Park, Botanic Gardens, Glasgow University and enjoys easy commuting to the city centre, by rail and regular bus links. The open countryside is also accessible with the West Highland Way starting in Milngavie as well as numerous local golf courses and Mugdock Country Park.

The nearby Clydeside Expressway, Clyde Tunnel and the M8 motorway network ensure convenient access to neighbouring business districts and some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.







Description

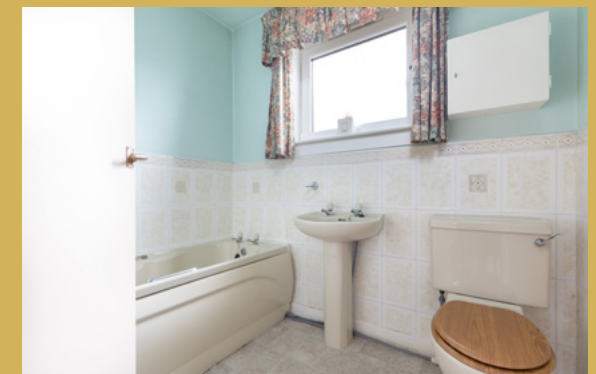
Seldom available, three bedroom semi detached villa, set within popular Jordanhill district of Glasgow's West End, close to reputable local schools, local amenities and transport links.

The accommodation comprises:

Ground Floor: Welcoming reception hall with storage. Sitting room with fireplace. Dining room overlooking the rear garden. Kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Door to rear garden.

First floor: Upper Landing. Bedroom one with fitted wardrobes. Bedroom two with storage cupboard. Bedroom three. The house bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. A driveway leads to a single garage. Well kept private gardens grounds.







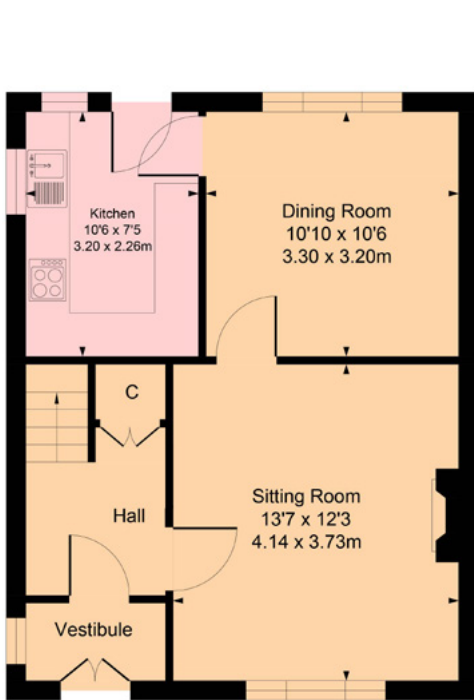
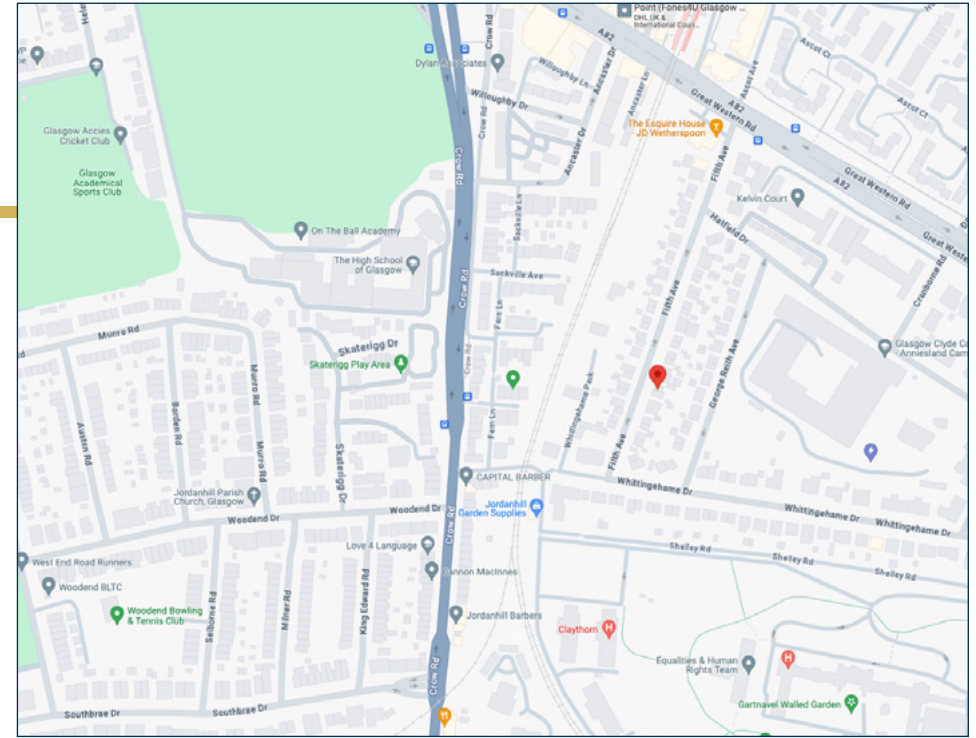


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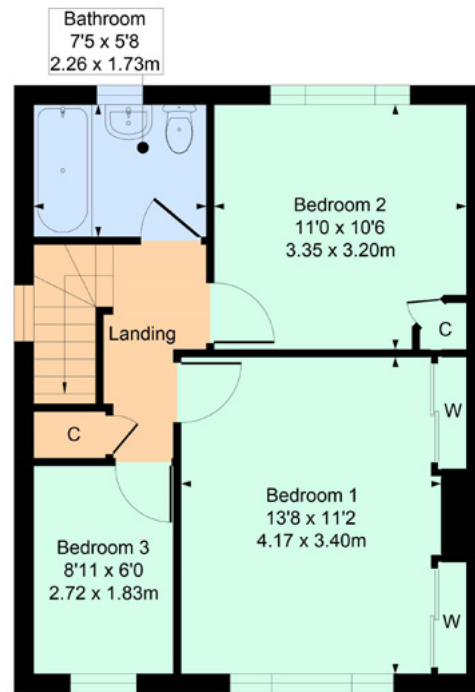


47 Fifth Avenue, Jordanhill, G12 0AR

Approximate gross internal area 907 sq ft - 84.26 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.

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
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Council Tax Band: E

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, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference 518

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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