



111 Carmunnock Road, Cathcart

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## Situation

The area is well served by first class train and bus services to the City Centre (4 miles) and to East Kilbride. Mount Florida, Kings Park and their neighbouring suburbs of Cathcart, Shawlands, Langside and Muirend provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach.

Linn Park is the second largest park in the city and with its variety of activities including an 18 hole golf course, children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland.

The M77 provides 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.















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## Description

A unique opportunity to acquire this spacious and well presented semi detached villa close to local amenities, shops and services.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Sitting room overlooking the rear garden. Well appointed kitchen fitted with a range of wall mounted and floor standing and affords access to the garden room. The garden room leads to the rear garden and patio area. Inner hallway leads to the house family bathroom and bedroom one, which is a bright and spacious room.

First Floor: Further double bedroom with an ensuite shower room and ample eaves storage, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Private garden grounds to the front and rear with a terrace, ideal for entertaining.





















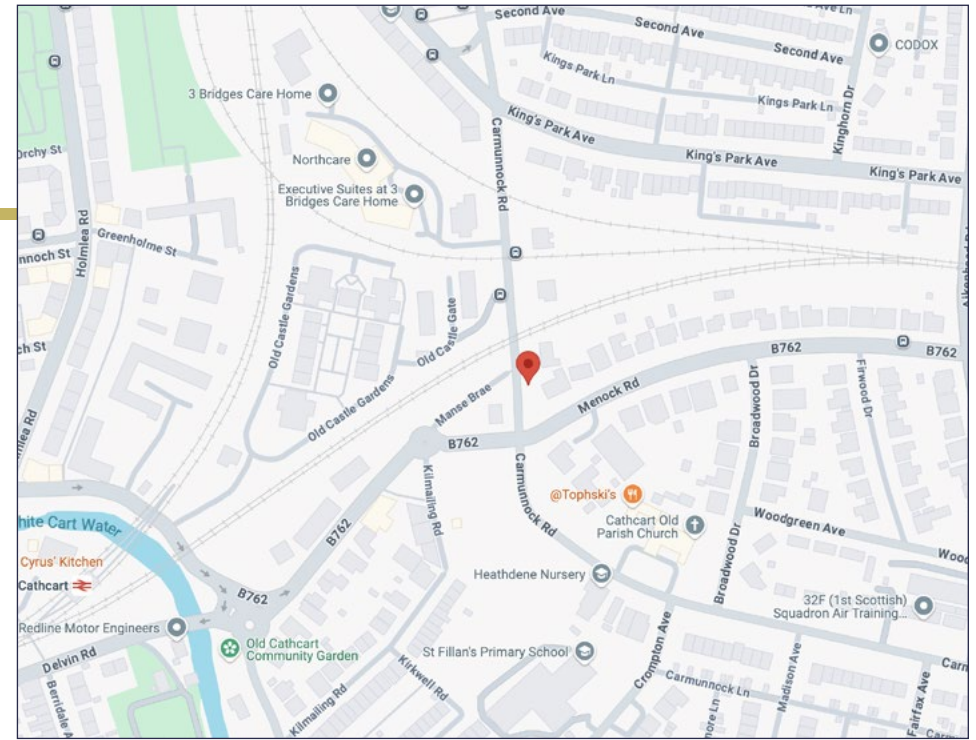
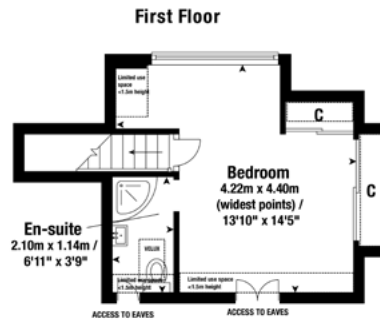
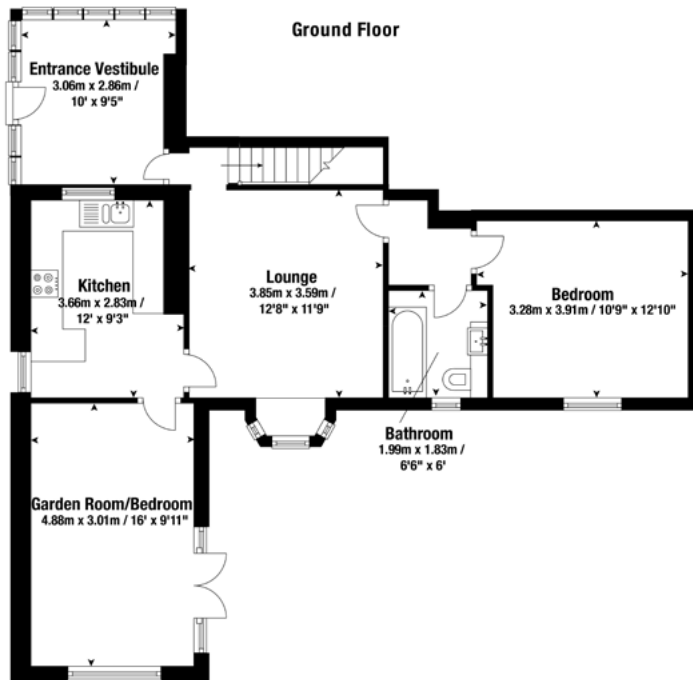


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111 Carmunnock Road, Cathcart G44 4TB

Approximate gross internal area 82.01 sq m - 896 sq ft



### 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: E

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band

### Services

The property is supplied by mains water, electricity and drainage. Gas central heating.

### Local Authority

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

Property Reference CLA 531

### 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.

1 Helena Place, Clarkston G76 7RB

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