



33 Muirfield Court, 20 Muirend Road

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Situation

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Muirend and its neighbouring suburbs of Clarkston and Giffnock are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Muirfield court is conveniently located for Clarkston Road amenities including local shops, Sainsbury's supermarket and coffee shops catering for day to day requirements. The Avenue, Greenlaw Village Retail Park and Silverburn Shopping Centre are a short drive from the development

Sports and recreational facilities can be found locally to include Nuffield Health Gym, Cathcart, Williamwood, Cathcart and Whitecraigs Golf Clubs and is close to both Rouken-Glen and Linn Park.





Description

A well maintained first floor one bedroom retirement flat, located just a short walk from public transport and local shops on Clarkston Road.

Lift and stairs access to all floors. The accommodation comprises:

Reception hall with storage cupboard Bright sitting/ dining room. Separate kitchen with a range of floor and wall mounted cabinets. Double bedroom with fitted wardrobes and shower room.

The property is further complemented by double glazing, electric heating, secure entry system, well maintained landscaped communal garden grounds and private resident's parking facilities.



Residents' Lounge

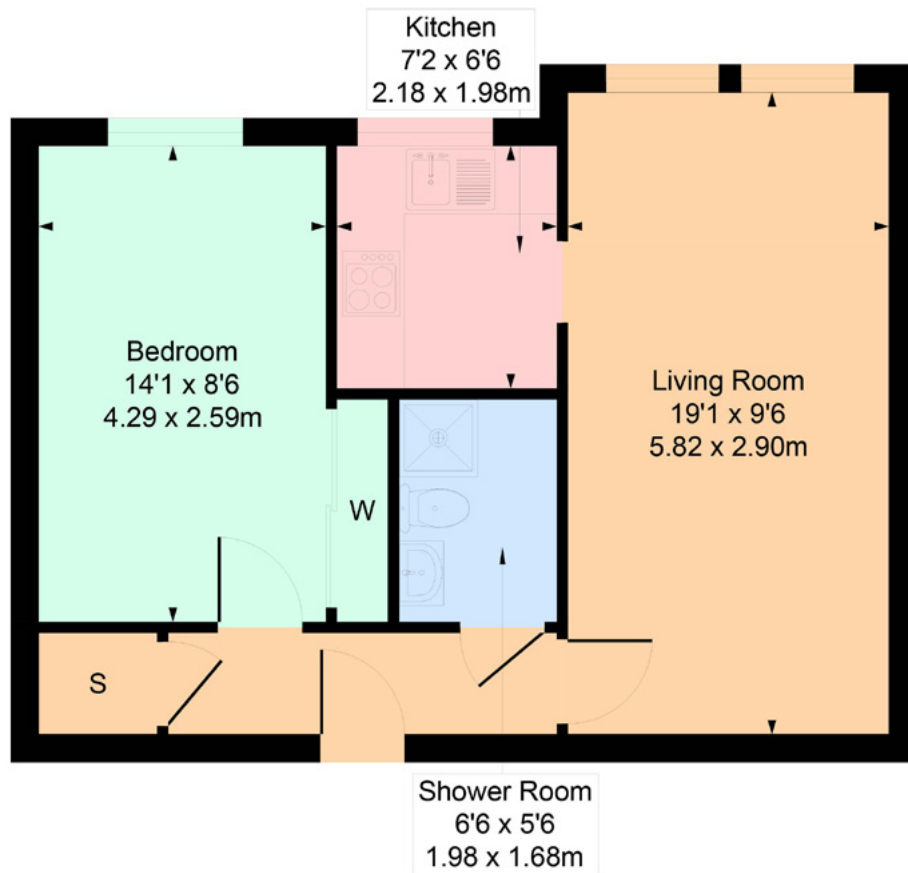


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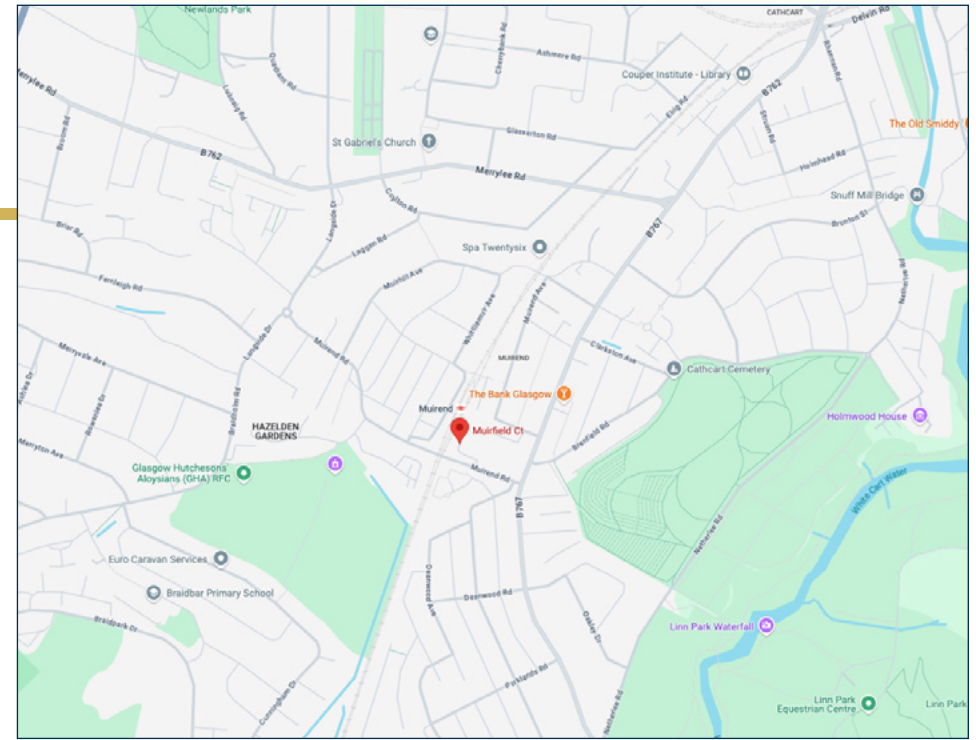
Approximate gross internal area 453 sq ft - 42 sq m



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. 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: D

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 and electricity and electric heating.

Local Authority

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

Property Reference CLA 547

1 Helena Place, Clarkston G76 7RB

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