



Apt 1/1, 174 Queens Drive, Queen's Park

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Situation

Queen's Park and its neighbouring suburb of Strathbungo and Shawlands provide a broad range of excellent shopping facilities, coffee shops, supermarkets, restaurants, bars and numerous recreational facilities and is in close proximity to Queen's Park and Pollok Country Park. Silverburn Shopping Centre 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 towards the Campsie Hills and Ben Lomond.

Pollok Country Park is Glasgow's largest park and the only Country Park within Glasgow. In 2006 Pollok Country Park was named the best park in Britain and in 2008, it was named the Best Park in Europe. Its extensive woodlands and gardens provide a quiet sanctuary for both visitors and wildlife.

The M77 provides commuter access to the City Centre, Glasgow Airport and along with the 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.













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Description

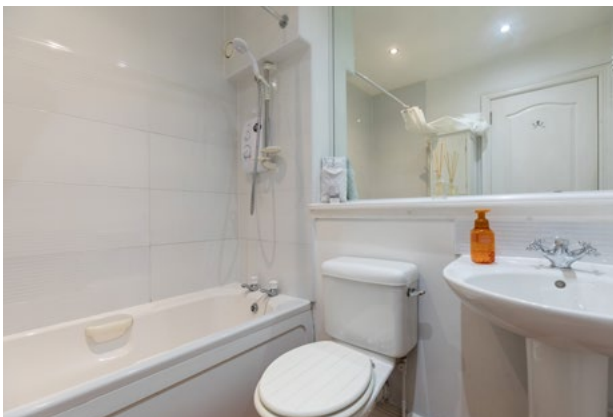
Seldom available, a well presented two bedroom first floor apartment, positioned within this attractive and admired converted church, close to local amenities, Queen's Park and commuting links.

Internally the property has been well maintained and offers stylish modern living and retains some original features and characteristics. The accommodation comprises:

Well-kept and illuminated communal entrance with stair access to all levels. Welcoming reception hallway with good storage. Bright and comfortable sitting room with exposed stone arches. Well appointed modern kitchen with a complement of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one with featured curved wall, exposed stonework and fitted wardrobes. Bedroom two has exposed stone arches and fitted wardrobes. Both bedrooms are of double proportions. An attractive bathroom with shower over bath, completes the overall accommodation.

The property is further complemented by controlled security entry system, gas central heating, double glazing and a resident's garden.

This apartment also benefits from an allocated resident's parking space.



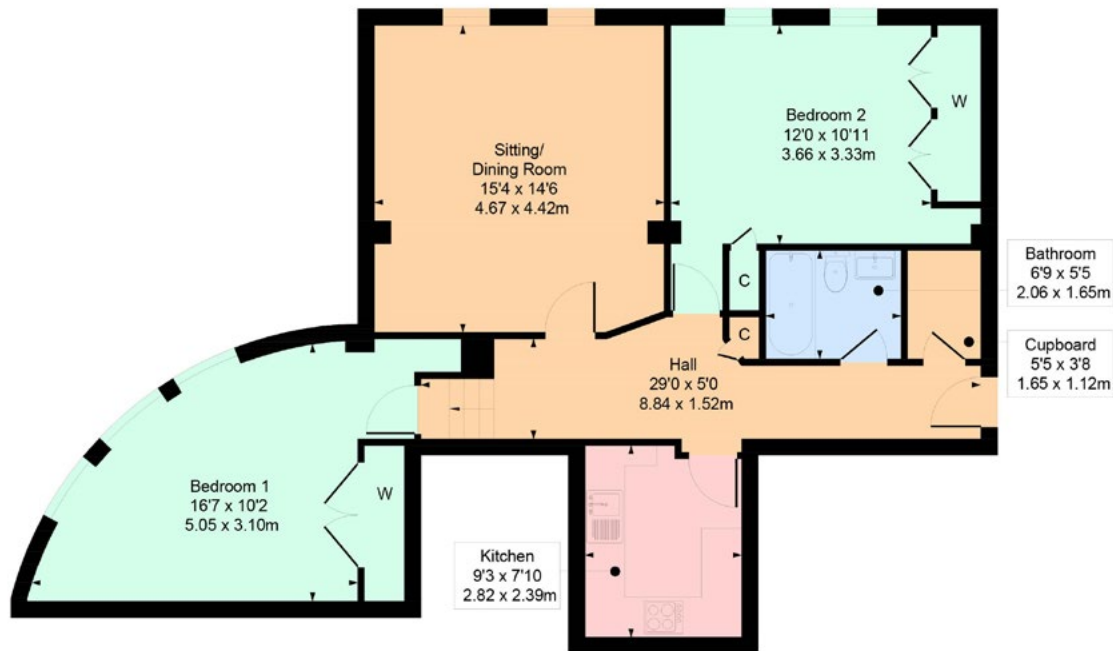


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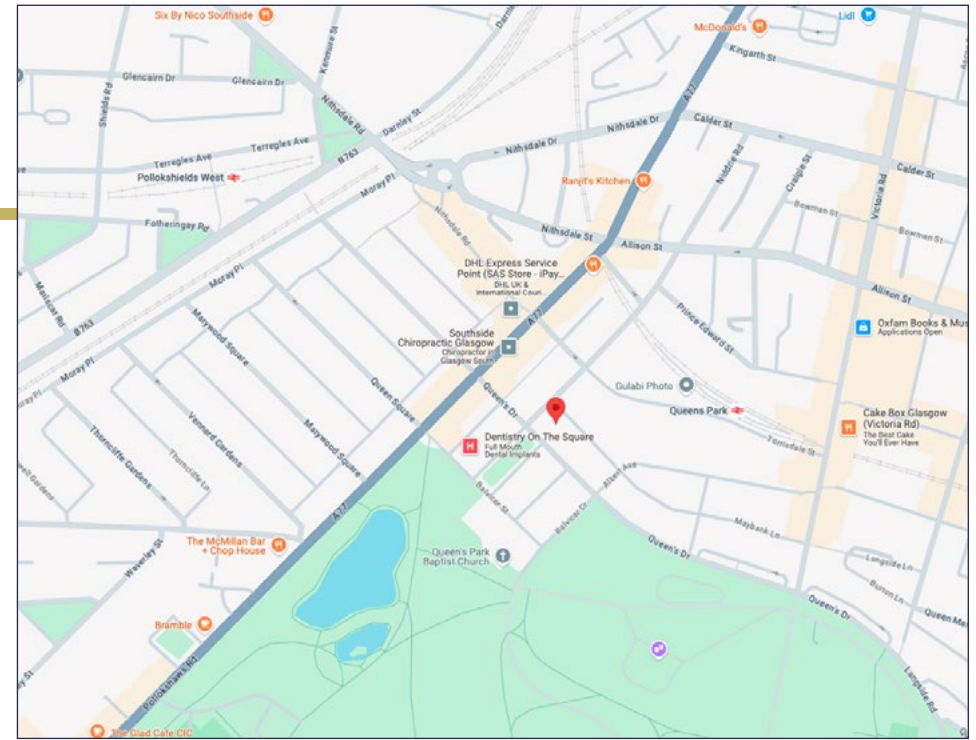
Approximate gross internal area 886 sq ft - 82.31 sq m



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: Band E

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.

Local Authority

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

Property Reference

CLA 562

1 Helena Place, Clarkston G76 7RB

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