



**35 Kilmailing Road, Cathcart G44 5UH**

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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. Cathcart and its neighbouring suburbs of 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 a number of 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 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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## Property Description

Main Door flat requiring upgrading, well placed for local amenities and transport links in the surrounding area.

The accommodation comprises:

Main Door entry, Entrance vestibule. affording access to all other apartments, sitting room/ Bedroom overlooking the front of the property. Breakfasting kitchen floor standing units. Internal bathroom with three piece white suite completes the overall accommodation.

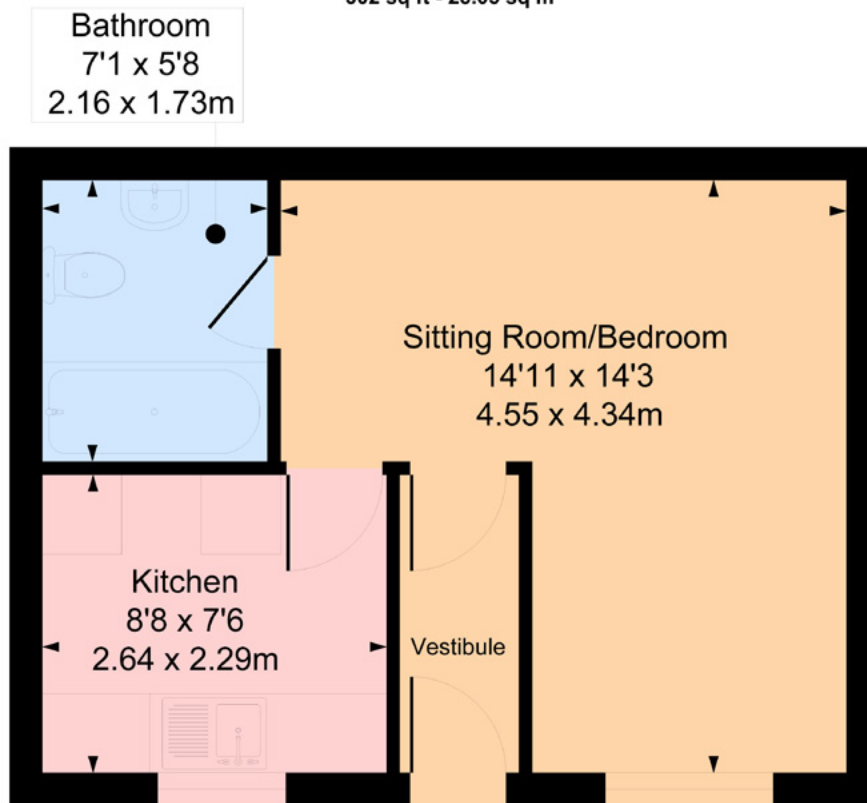
The property is further complimented by gas central heating (untested) and single glazing.



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## 35 Kilmailing Road, Cathcart

Approximate Gross Internal Area  
302 sq ft - 28.05 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.



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### Viewing

By appointment through  
Nicol Estate Agents  
**Clarkston**

### Outgoings

Glasgow City Council  
Band A

### Fixtures & Fittings

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

### Energy Efficiency Rating

Band D

### Services

The property is be supplied by mains water, gas and drainage. Gas central heating.(untested) .

### Local Authority

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

### Property Reference

CLA 575

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