



**2 Ochiltree Avenue, Anniesland, G13 1LH**

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## Situation

Ochiltree Avenue is conveniently situated for access to local shops and amenities at Anniesland Cross and a wider selection of shops and restaurants can be found on Great Western Road and Byres Road.

The area surrounding the property offers a range of amenities, excellent local facilities with a diverse range of shops, supermarket facilities, Kelvingrove Park, Botanic Gardens, Glasgow University and Glasgow University's Garscube Campus, The SECC, Clyde Auditorium and Pacific Quay where the BBC and the SMG are headquartered. Excellent commuting links to the City Centre, by bus and train links.

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











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## Property Description

A well presented one bedroom main door upper flat, set within this popular development, well placed for local amenities in the surrounding area.

The accommodation comprises:

Main door entry. Entrance hall and staircase to upper floor. Reception hallway with storage. Sitting room. Well appointed kitchen with a full complement of wall mounted and floor standing units. Double bedroom with fitted wardrobe. The bathroom completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and residents parking.

To the rear of the property there is a private garden area and an external store.



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Approx floor area: 46.9sq m (504.9sq ft)



**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  
**Newton Mearns**

### Outgoings

Glasgow City Council  
Band C

### Fixtures & 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 and electricity. Gas central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU

Tel: 0141 287 2000

### Property Reference

CLA596

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