



1/2, 28 Mansionhouse Road, Langside, G41 3DN

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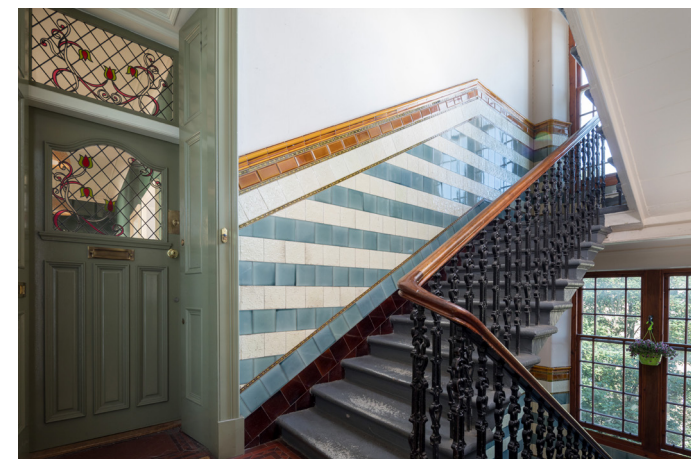
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Situation

Langside and its neighbouring suburbs of Strathbungo and Shawlands provide a broad range of shopping facilities, supermarkets, restaurants, bars, gyms, coffee shops and numerous recreational facilities and is in close proximity to Queen's Park. Silverburn Shopping Centre, only a short drive away, 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 Centre and towards the Campsie Hills and Ben Lomond.

The M77/M8 provide 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. The area is well served by regular train and bus services to the City Centre and to East Kilbride.











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Property Description

Centrally located, a spacious three bedroom first floor traditional flat, close to Queen's Park, local amenities, shops and transport links

The property extends to around 1400 Sqft(130 Sqm) and provides flexible upgraded accommodation and comprises:

A controlled door entry security system leads to an illuminated period tiled communal entrance with stair access to all levels.

Entrance vestibule. Spacious 22' reception hallway with two good storage cupboards. Generous bay window sitting room. Dining room to rear, with a pantry storage style cupboard, on a semi open plan layout to a well appointed kitchen fitted with a range of wall mounted and floor standing units. Three good sized double bedrooms. A cloakroom with storage leads to a modern refitted bathroom.

The property benefits from gas central heating, replacement sash and case double glazing and a well kept communal rear garden with bin stores.

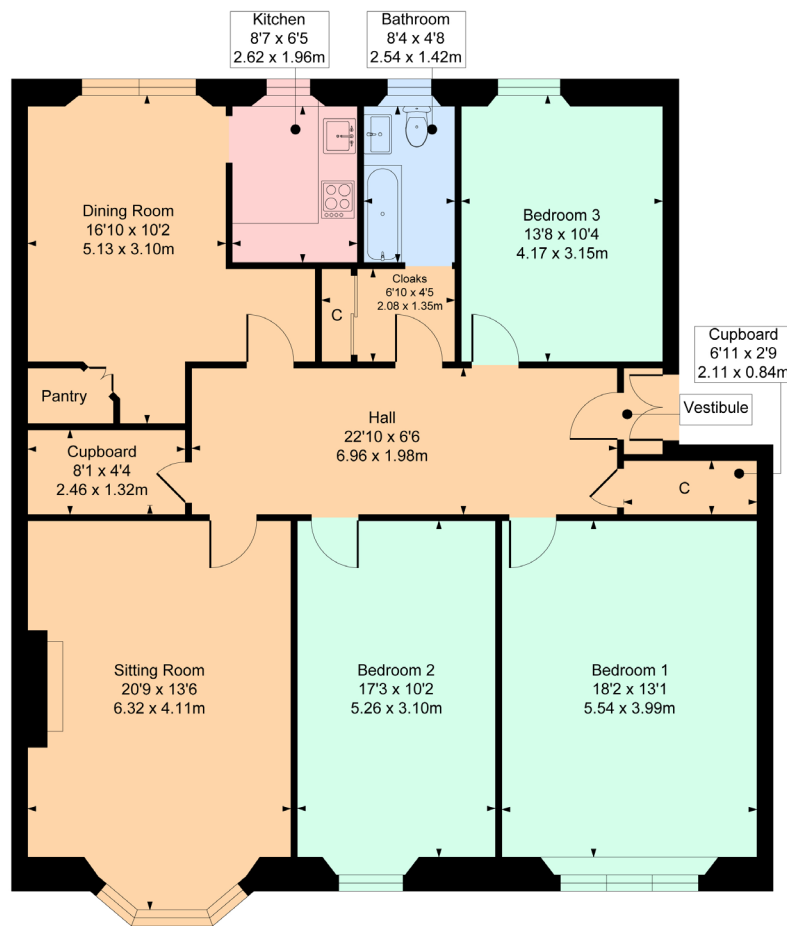
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Approximate Gross Internal Area
1396 sq ft - 129.69 sq m



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 E

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

CLA 607

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