



**Flat 1/3, 14 Bemersyde Avenue, Mansewood, Glasgow G43 1DA**

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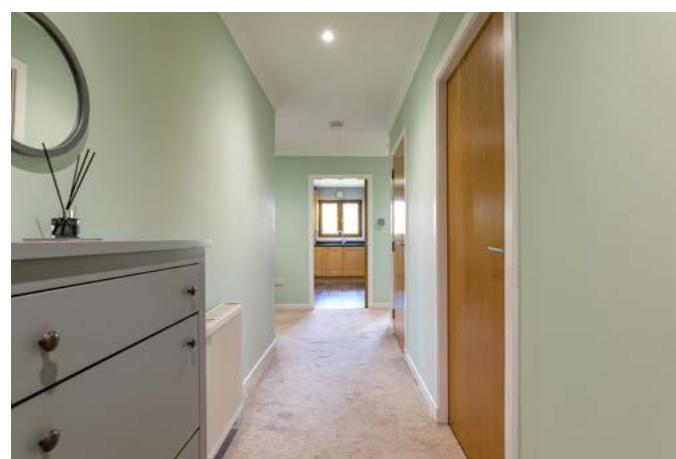
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## Situation

The area is well served by regular train and bus services to the City Centre. The neighbouring suburbs of Shawlands, Giffnock and Thornliebank provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. 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.

Pollok Country Park is Glasgow's largest park and the only Country Park within Glasgow. In 2006 Pollok County 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 park also contains the Burrell Collection, a purpose-built building designed to hold the large, eclectic antique and art collection of shipping magnate William Burrell, who donated the collection to the City of Glasgow on his death. Another feature of interest is the award-winning fold of Highland cattle.

The M77 provides 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.









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## Property Description

A well presented and spacious two bedroom first floor flat set within this small, modern development, with an allocated parking space and enjoying views towards the Kilpatrick and Campsie Hills, located close to local amenities and transport links.

Internally the property has been upgraded and well maintained.

The accommodation comprises:

Controlled door entry security system leads to a well maintained communal entrance and stairwell.

Good size, and welcoming reception hall with storage. Bright and spacious sitting/ dining room with broad corner bay window affording aspects towards the Campsie and Kilpatrick Hills. Well appointed kitchen fitted with floor standing units, integrated appliances and complementary worktop surfaces. Bedroom one with upgraded ensuite shower room. Bedroom two, again a double bedroom with fitted wardrobes. An attractively refitted bathroom with three piece suite and shower over the bath, completes the accommodation.

The property is complemented by gas central heating, with a replacement boiler, double glazing and integrated speakers in the bathroom and shower room.

This property benefits from a well kept communal gardens and an allocated parking space.

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# 1/3, 14 Bemersyde Avenue, Mansewood

Approximate Gross Internal Area  
691 sq ft - 64.19 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 B

## 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 623