



Flat 1/1, 41 Prospecthill Circus, Toryglen G42 0AH
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Situation

Prospecthill Circus is well served with transport links and services to the city centre and surrounding areas and offers a good selection of independent coffee shops, local shops, and popular restaurants. The neighbouring suburbs of Mount Florida, Langside, Queen's Park and Kings Park provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities.

Nearby Queen's Park is a beautiful Sir Robert Paxton creation which offers something for everyone, from manicured lawns, sport and recreational facilities, community events throughout the year, boating pond, glasshouse and extensive views across the City towards the Campsie Hills and Ben Lomond.

Linn Park is the second largest park in the city. It has a variety of activities including a golf course and several children's play areas. The extensive grounds offer woodland and river walks. Holmwood House, which was designed by one of Scotland's greatest Classical architects, Alexander "Greek" Thomson (1817 - 1875) is situated within the park and maintained by the National Trust for Scotland. Pollok Country Park is also within easy reach.

The M8/M77 provides commuter links to the City Centre, Glasgow Airport and along with the Southern Orbital provides an excellent connection to the Central Scotland motorway network.









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Property Description

Seldom available spacious corner position modern first floor flat in close proximity to local amenities and services within the surrounding area.

The accommodation comprises:

Controlled security door entry system. Well-kept and illuminated communal entrance with stair access to all levels. L shaped reception hallway with storage. Bright and spacious corner position sitting room with balcony; open plan kitchen, comprising a range of floor and wall mounted units with integrated appliances, and dining area. Bedroom one with fitted wardrobes and en-suite shower. Bedroom two with fitted wardrobes both double size bedrooms. An attractive bathroom completes the overall accommodation.

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

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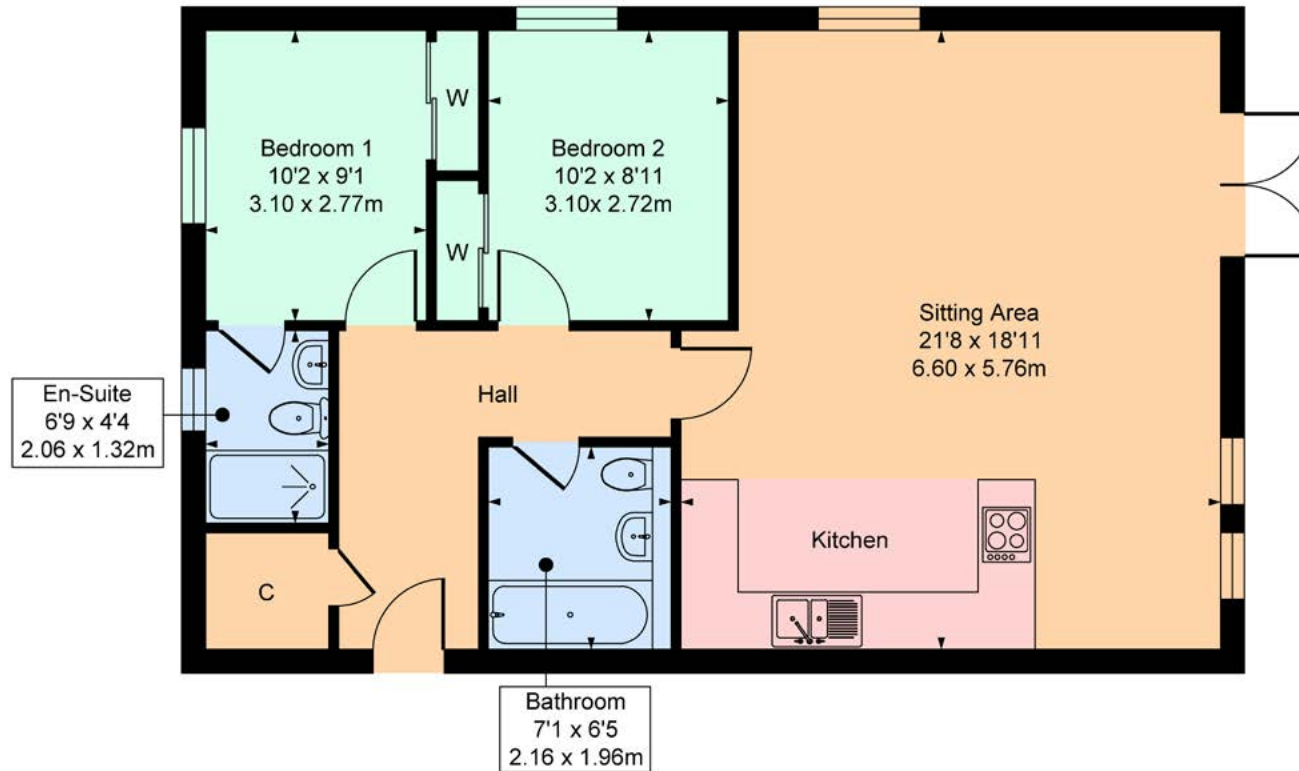




41 Prospecthill Circus

Approximate Gross Internal Area

771 sq ft - 71.62 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 C

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

CLA624

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