



68 Brenfield Road, Muirend G44 3JR

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Situation

Muirend offers a broad range of supermarkets, boutique shops, cafes and restaurants. The area is well served by regular train and bus services to the City Centre and the neighbouring suburbs of Clarkston, Shawlands, Langside and Giffnock which provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. There are a few golf courses in the area and a selection of local health clubs, including Pure Gym and Nuffield Health in Giffnock. Silverburn Shopping Centre, a short drive away, provides an extensive range of shops, restaurants and supermarkets.

Linn Park is the second largest park in the city offering a wide variety of activities including an 18 hole golf course, children's play area and its extensive grounds offer woodland and river walks. Holmwood House, situated within Linn Park was designed by one of Scotland's greatest classical architects, Alexander 'Greek' Thomson (1817-1875) it is now maintained by the National Trust for Scotland and is open for the public to view, and can also be hired for events.

The M77/M8 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 upgraded two bedroom mid terraced villa, conveniently located for local shops, amenities and Muirend Train Station.

Internally the property has been well maintained and is formed over two levels.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with storage and staircase to upper floor. Bright and spacious dual aspect window sitting room with feature fireplace. Well appointed kitchen with a full range of floor and wall mounted cabinets and complementary worktop surfaces. Door to rear garden. Guest WC.

First Floor: Upper landing. Bedroom one is a double bedroom, with aspects to the front of the property. Bedroom two, another double bedroom, overlooks the rear garden. An attractively refitted house shower room with three piece suite completes the upper level.

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

Well kept private front and rear gardens.

The home report can be viewed and downloaded from the Onesurvey website: www.onesurvey.org
Please follow the instructions.

Viewing advised.

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Approximate Gross Internal Area

731 sq ft - 67.91 sq m



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

Glasgow City Council
Council Tax Band: D

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

Services

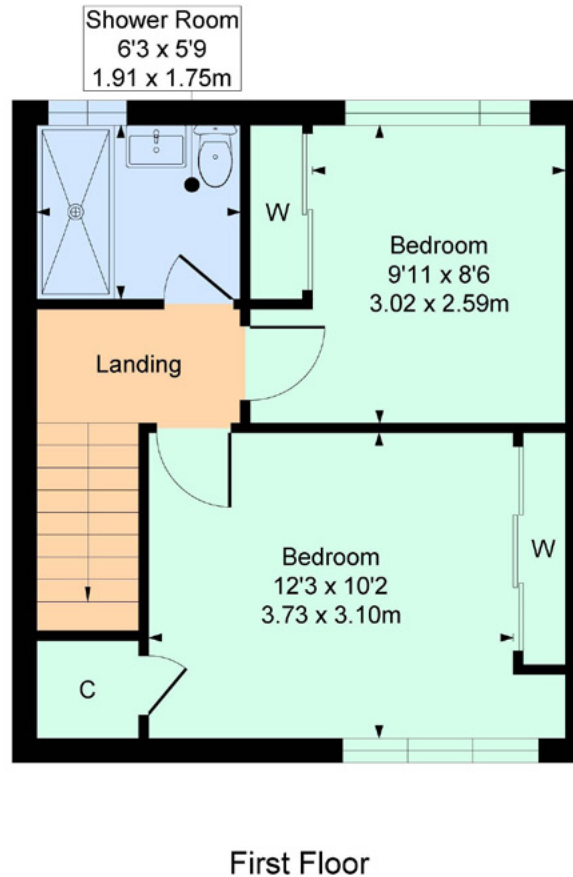
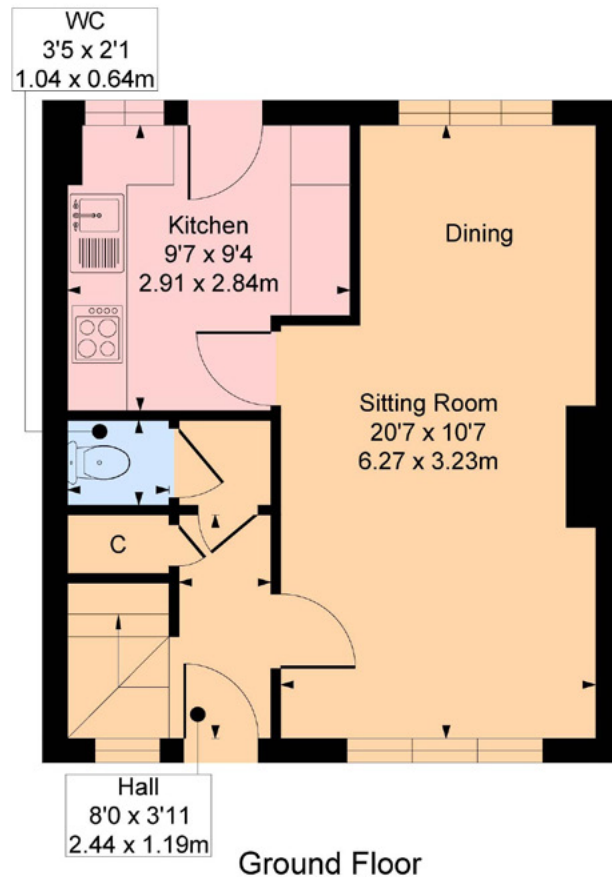
The property will be supplied by mains water, electricity and gas. Gas central heating

Local Authority

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

Property Reference

CLA630



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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