



0/2 5 Cavin Drive, Castlemilk, G45 9TT

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Situation

A hugely popular suburb, Castlemilk is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M74, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to Glasgow and 40 minutes to Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and surrounding areas.

Castlemilk and its neighbouring suburbs of Burnside, Cambuslang, Rutherglen and East Kilbride offer a wide range of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. There are local sports and recreational facilities within the area including several public parks, bowling and tennis clubs and a choice of golf courses.

For those with young families, the property sits within the catchment area for popular primary and secondary schools.





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Property Description

Two bedroom ground floor flat in close proximity to local amenities and transport links.

The accommodation comprising:

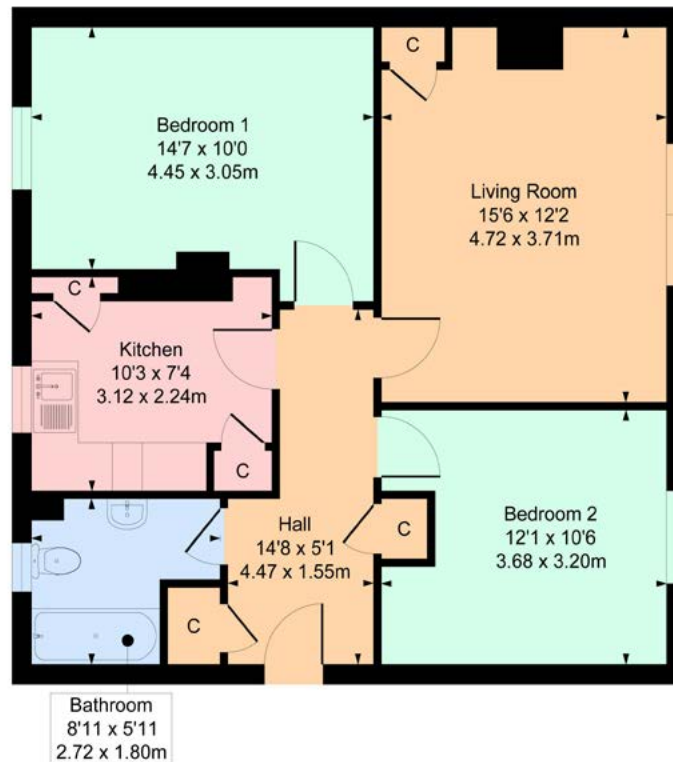
Ground floor: Shared entry, reception hall with two storage cupboards allowing access to all other apartments spacious sitting/ dining room with views over front gardens. kitchen fitted with a range of floor and wall mounted cabinets. Two double bedrooms, bathroom with three piece suite complete the accommodation.

The property is further complemented by gas central heating and double glazing. Shared gardens.



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Approximate Gross Internal Area
713 sq ft - 66.23 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 A

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

CLA 626

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