



**Flat 0/2, 15 Walton Street, Shawlands G41 3LG**

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## Situation

Shawlands and its neighbouring suburbs of Langside and Pollokshields provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is in close proximity to Queen's Park and Pollok Country Park. Silverburn Shopping Centre 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 towards the Campsie Hills and Ben Lomond.

Pollok Country Park is Glasgow's largest park and the only Country Park within Glasgow. In 2006 Pollok Country 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 M77 provides commuter to the City Centre, Glasgow Airport and along with the 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 first class train and bus services to the city centre and to East Kilbride.













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## Property Description

A charming and spacious one-bedroom ground floor apartment featuring a southwest-facing private front garden, positioned within this attractive blonde sandstone fronted building. Conveniently located close to local shops, restaurants, amenities and transport links.

This tastefully decorated accommodation comprises a well-maintained and well-lit communal entrance with stairs accessing all levels. A welcoming and generous reception hallway with storage cupboard. The bright and spacious bay window sitting room, complete with feature fireplace and an adjoining study, offers lovely front-facing views of the property. A sizeable, modern dining kitchen, fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces, with ample space for a dining table. The bright double bedroom at the rear boasts a separate dressing room and walk-in wardrobes. A newly fitted shower room with three-piece suite completes this impressive accommodation.

Additional features of the property include a controlled security entry system, gas central heating and double glazing. The front garden presents a private outdoor seating area, while the communal gardens and bin store are situated at the rear of the property.

Ideal for those seeking comfort and convenience, this elegantly presented apartment is a must-see.

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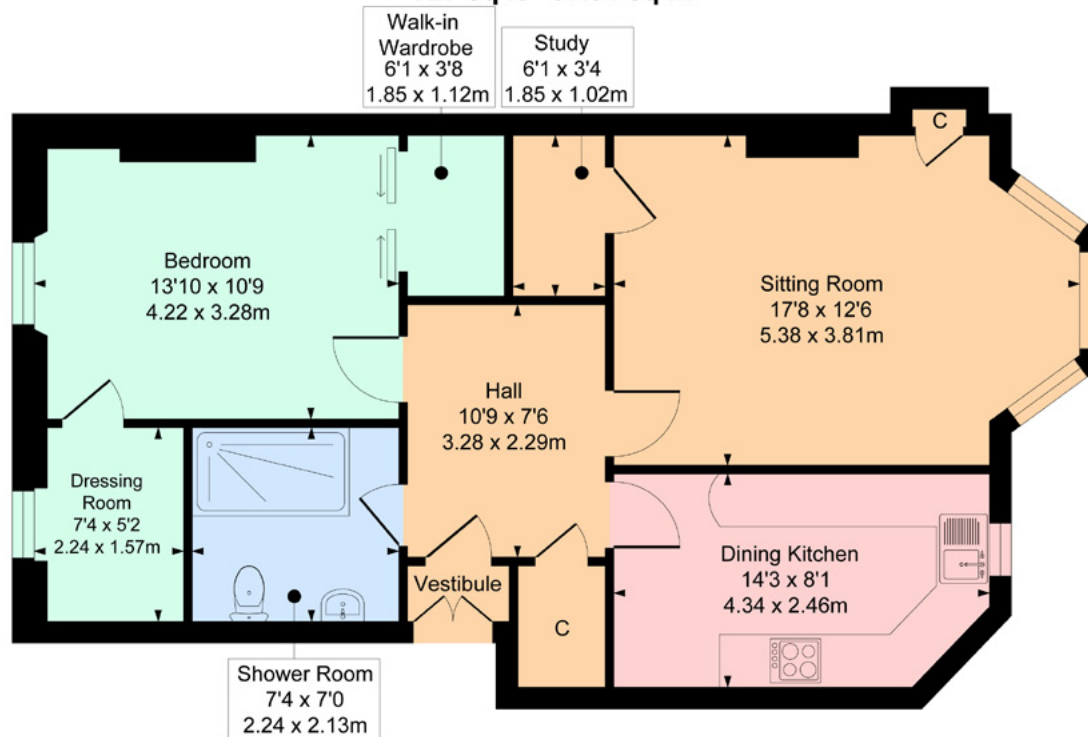






## 0/2 15 Walton Street, Shawlands

Approximate Gross Internal Area  
727 sq ft - 67.54 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  
Council Tax Band: Band C

### 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 drainage.

### Local Authority

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

### Property Reference

CLA634

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