



Apartment 2/1, 28 Tinto Road, Newlands G43 2BA

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Situation

Newlands is well served by first class train and bus services to the city centre and to East Kilbride. The neighbouring suburbs of Shawlands, Giffnock provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn shopping centre, a short drive away, provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area and a selection of local health clubs. Queen's Park, Pollok Country Park and Newlands Park are also within easy reach.

The M77/M8 provide 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

Seldom available, a spacious two bedroom corner position top floor apartment, with residents parking, only a short distance to local shops and nearby transport links on Kilmarnock Road.

The apartment has been upgraded and well maintained by the present owner and extends to around 1025 Sqft (95 Sqm) and offers stylish accommodation comprises:

Secure controlled entry leads to a well-kept and illuminated communal carpeted entrance with stair access to all levels

Welcoming reception hallway with good storage. Bright and spacious dual aspect sitting room. Well-appointed dining size kitchen fitted with a full complement of wall mounted and floor standing units with complementary worktops. Bedroom one with fitted wardrobes and refitted en-suite shower room. Bedroom two. The attractively refitted shower room with three-piece suite, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Attic, providing additional storage.

Residents and visitors parking provided to the rear of the development.

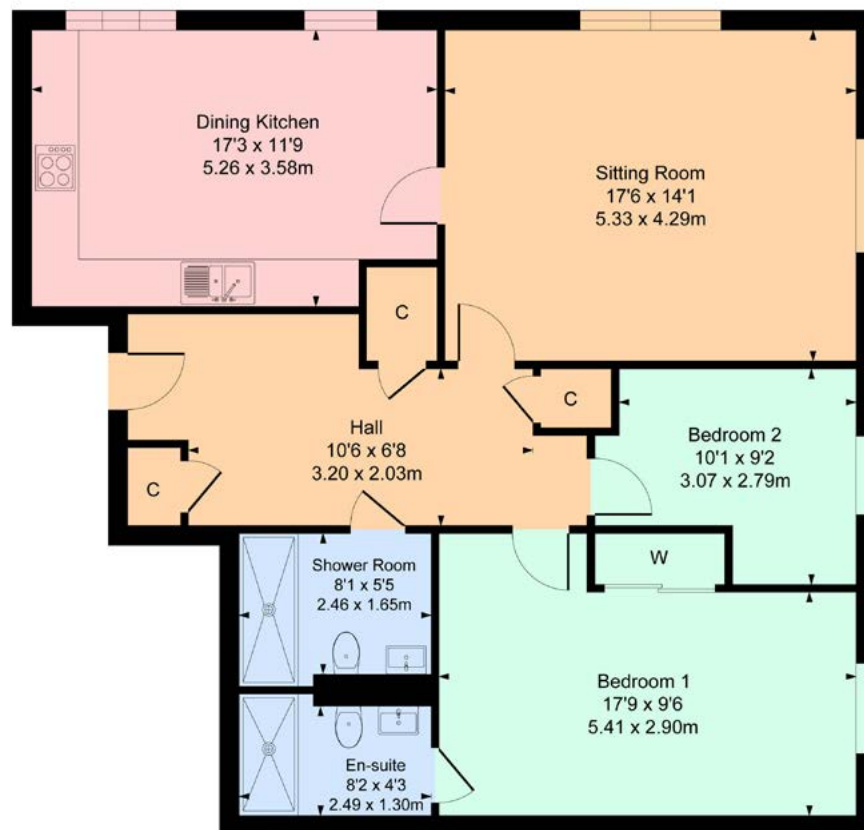
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2/1 28 Tinto Road, Newlands

Approximate Gross Internal Area
1025 sq ft - 95.22 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 F

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, electricity and drainage. Gas central heating. .

Local Authority

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

Property Reference

CLA 629

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