



**Apt 8E Hazelden Park, Muirend G44 3HA**

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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, fine restaurants, bars and numerous recreational facilities. Silverburn Shopping Centre, a short drive away, provides an extensive range of shops, restaurants and supermarkets. There are a few golf courses in the area and a selection of local health clubs, including Pure Gym and Nuffield Health in Giffnock.

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

Seldom available, a well presented and spacious three bedroom first floor apartment positioned within the popular Hazelden Park development, built by Dickie Homes around 2002, close to local shops, supermarkets and Muirend Train Station.

This apartment enjoys south westerly aspects from the sit out balcony, affording pleasant tree lined aspects over Muirend Playing Fields.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. Stair and elevator access to all levels.

The accommodation comprises:

A spacious and welcoming reception hallway with good internal storage. Well presented and generous corner position sitting room with patio doors opening to a sit out balcony enjoying southerly leafy aspects over the playing fields. Family room/bedroom three. Breakfasting kitchen fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Large principal bedroom with an ensuite shower room and walk in dressing room. Bedroom two, again of double proportions, with fitted wardrobe. The bathroom completes the overall accommodation.

The property is complemented by a single garage with remote controlled door, private residents parking, gas central heating and double glazing.

Hazelden Park sits within well kept communal resident's gardens.

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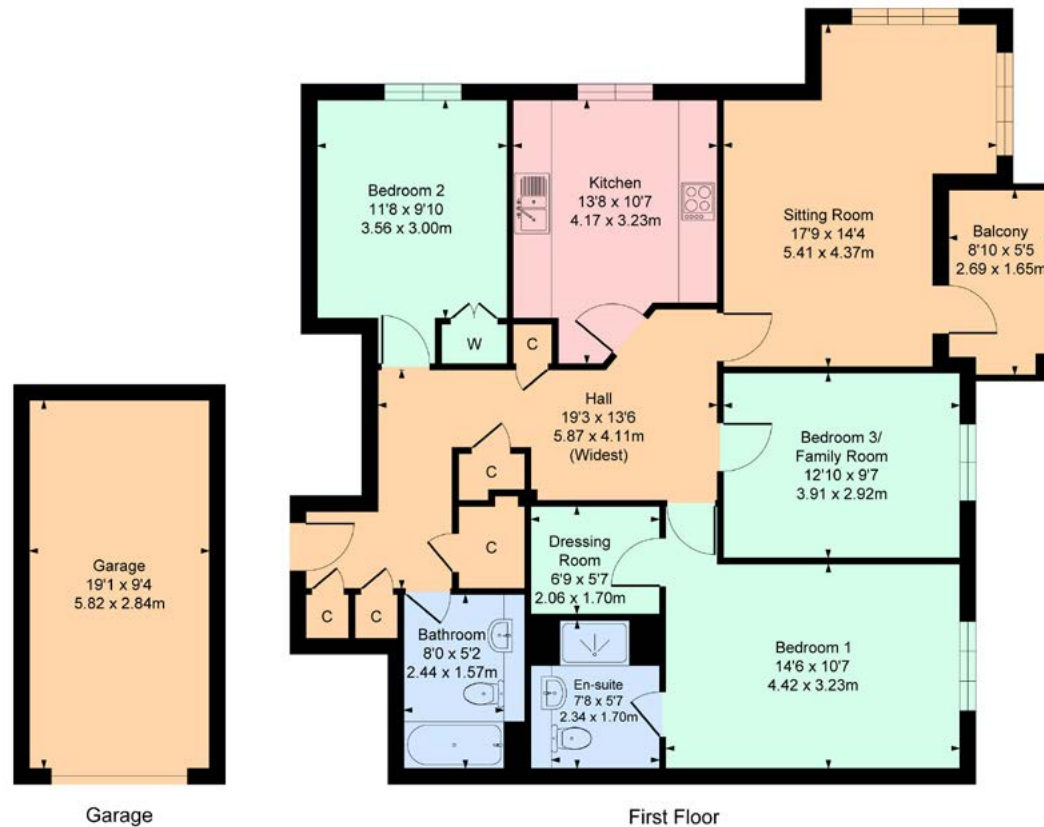






## Apt 8 E Hazelden Park, Muirend

Approximate Gross Internal Area  
Main House 1133 sq ft - 105.25 sq m  
Balcony 47 sq ft - 4.36 sq m  
Garage 178 sq ft - 16.53 sq m  
Total 1358 sq ft - 126.14 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  
**Newton Mearns**

### Outgoings

East Renfrewshire Council  
Band G

### 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

East Renfrewshire Council  
Council headquarters  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Property Reference

CLA 614

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