



134 Menock Road, King's Park, G44 5QP

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

King's Park is well served by regular train and bus links to the City Centre and to East Kilbride. The neighbouring suburbs of Cathcart, Burnside and Rutherglen provide a broad range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride and Silverburn Shopping Centres provides an extensive range of shops, cinema complex, restaurants and supermarkets.

There are a number of golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach. Schooling is available locally at both primary and secondary level including St Fillan's Primary School, Kings Park Primary, Holyrood Secondary and Kings Park Secondary. There are a number of pick up points in the South Side for Glasgow's leading independent schools.

Linn Park is the second largest park in the city. It has a variety of activities including a golf course and several children's play areas. The extensive grounds offer woodland and river walks. Holmwood House, which was designed by one of Scotland's greatest Classical architects, Alexander "Greek" Thomson (1817 - 1875) is situated within the park and maintained by the National Trust for Scotland.

The M77 provides commuter links 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.







Nicol Estate Agents

Property Description

This well-proportioned four bedroom/two public room detached bungalow, offers flexible living accommodation over two levels, set on a good sized plot and is perfectly located for a host of local amenities, including King's Park Train Station.

The property has been well maintained, although would now benefit from some modernisation.

At present the accommodation comprises:

Ground Floor: Welcoming reception hall with staircase to upper floor. Commodious bay windowed sitting room with fireplace. Family room/ dining room. Kitchen, with access to the rear garden. Two bedrooms. Family bathroom, with three-piece suite.

First Floor: Upper landing. Bedroom three (with fitted wardrobes) and bedroom four, completes the overall accommodation

The property is further complemented by gas central heating, double glazing and generous private garden grounds



www.nicolestateagents.co.uk



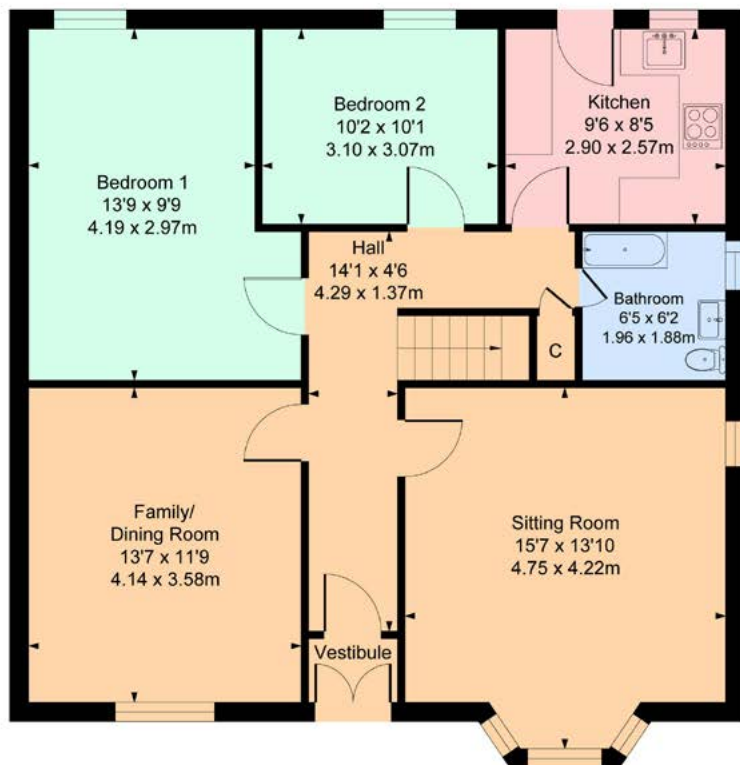




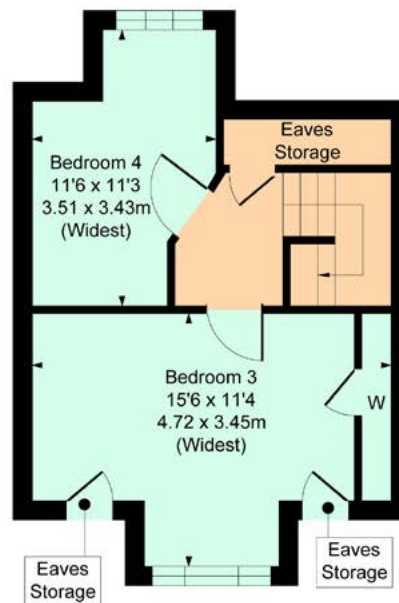
134 Menock Road, Kings Park

Approximate Gross Internal Area

1178 sq ft - 109.43 sq m



Ground Floor



First Floor

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.



Nicol Estate Agents

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 F

Services

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

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

CLA 638

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk