



79F Shawhill Road, Shawlands G41 3RW

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Shawlands and its neighbouring suburbs, Strathbungo and Langside, offer a diverse range of amenities including shops, boutiques, supermarkets, restaurants, bars, gyms, and coffee shops, along with numerous recreational facilities. The area is also conveniently close to Queen's Park. Silverburn Shopping Centre, just a short drive away, provides an even wider selection of retail outlets, eateries, and supermarkets. For leisure enthusiasts, several golf courses such as Pollok and Haggs Castle Golf Clubs are nearby, as well as a choice of local health clubs.

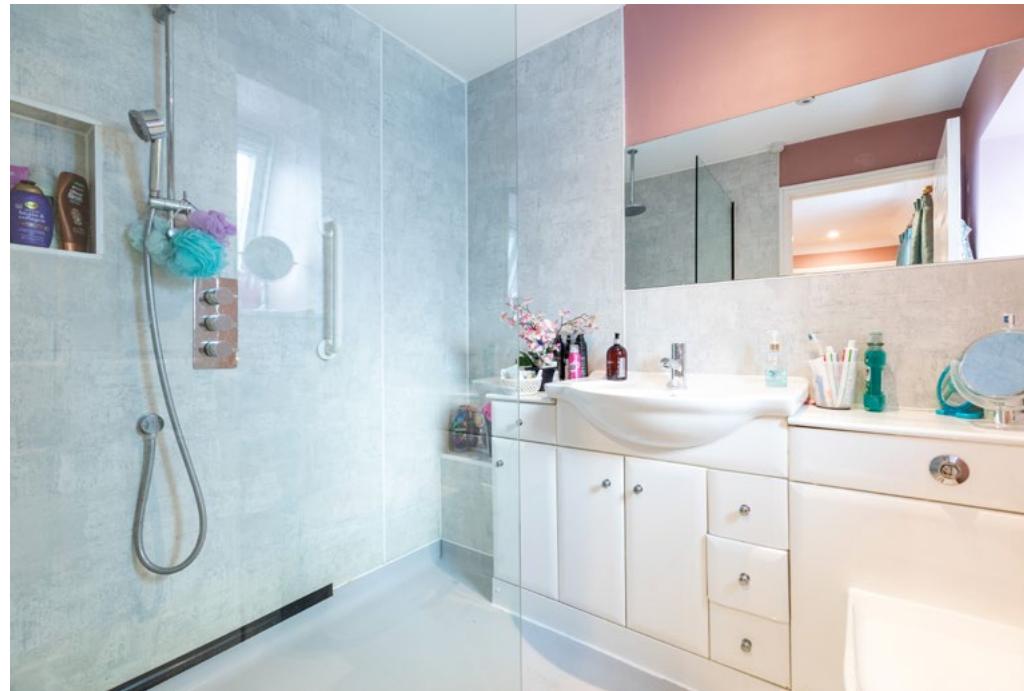
Queen's Park, a stunning creation by Sir Robert Paxton, caters to all interests with its manicured lawns, sports and leisure facilities, boating pond, glasshouse, and panoramic views across Glasgow's city centre and towards the Campsie Hills and Ben Lomond.

Excellent transport links include the M77 and M8 motorways, providing easy access to Glasgow City Centre, Glasgow Airport, and the wider Central Scotland motorway network, as well as routes south to Ayrshire and Prestwick Airport via the Glasgow Southern Orbital. Regular train and bus services also connect the area to the city centre and East Kilbride.











Nicol Estate Agents

Property Description

Seldom available, a centrally located bright and well presented three bedroom modern second floor apartment with off street parking. Situated within this sought-after pocket Shawlands, located close to local amenities, shops and transport links on Kilmarnock Road.

This overall accommodation comprises of:

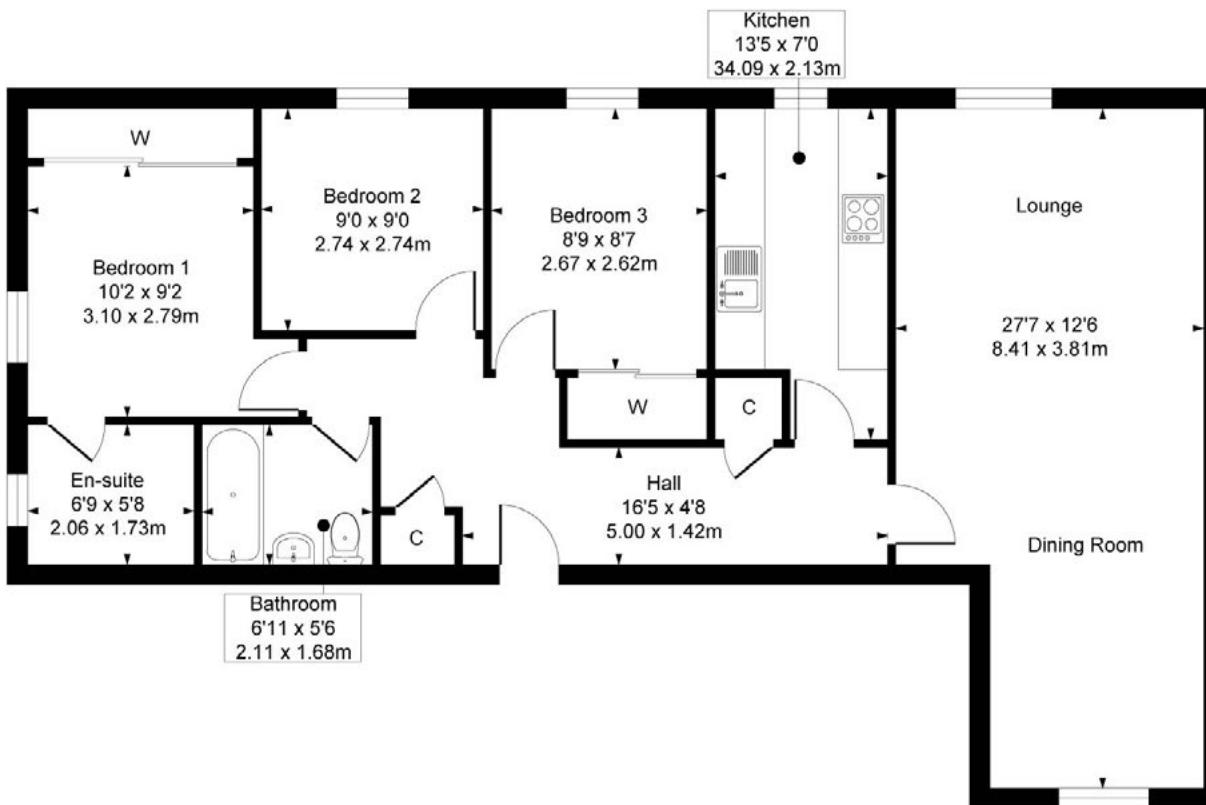
An upgraded and well presented three bedroom second floor flat, close to local amenities and transport links.

Controlled door entry security system leads to a well kept communal entrance hallway with stair access to all levels. Large welcoming reception hallway with storage off. Bright and spacious sitting/dining room. Well appointed refitted kitchen fitted with a range of wall mounted and floor standing units. Three good size bedrooms (master with en-suite). A refitted bathroom, completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Well kept communal gardens with bin stores.

79F Shawhill Rd, Shawlands

Approximate Gross Internal Area
962 sq ft - 89.37 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.

Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

Glasgow City Council
Band E

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Agents Note

Under the Estate Agents Act 1979, we write to advise that the seller is a connected person as defined by the Act.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, gas, electricity and drainage.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

CLA657