



3/1, 70 Eastwood Avenue, Shawlands

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Situation

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

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. The area is well served by regular train and bus services to the City Centre and to East Kilbride.





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Property Description

A bright and well presented one bedroom top floor flat positioned close to local amenities, shops and transport links on Kilmarnock Road and Pollokshaws Road.

This flat has been upgraded and well maintained by the present owner and comprises:

A controlled door entry security system leads to an illuminated communal entrance with stair access to all levels. Welcoming reception hallway. Well presented bay window sitting room on a plan arrangement to a well appointed refitted kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom with fitted wardrobes. A modern refitted shower room, with three piece white suite, completes the overall accommodation.

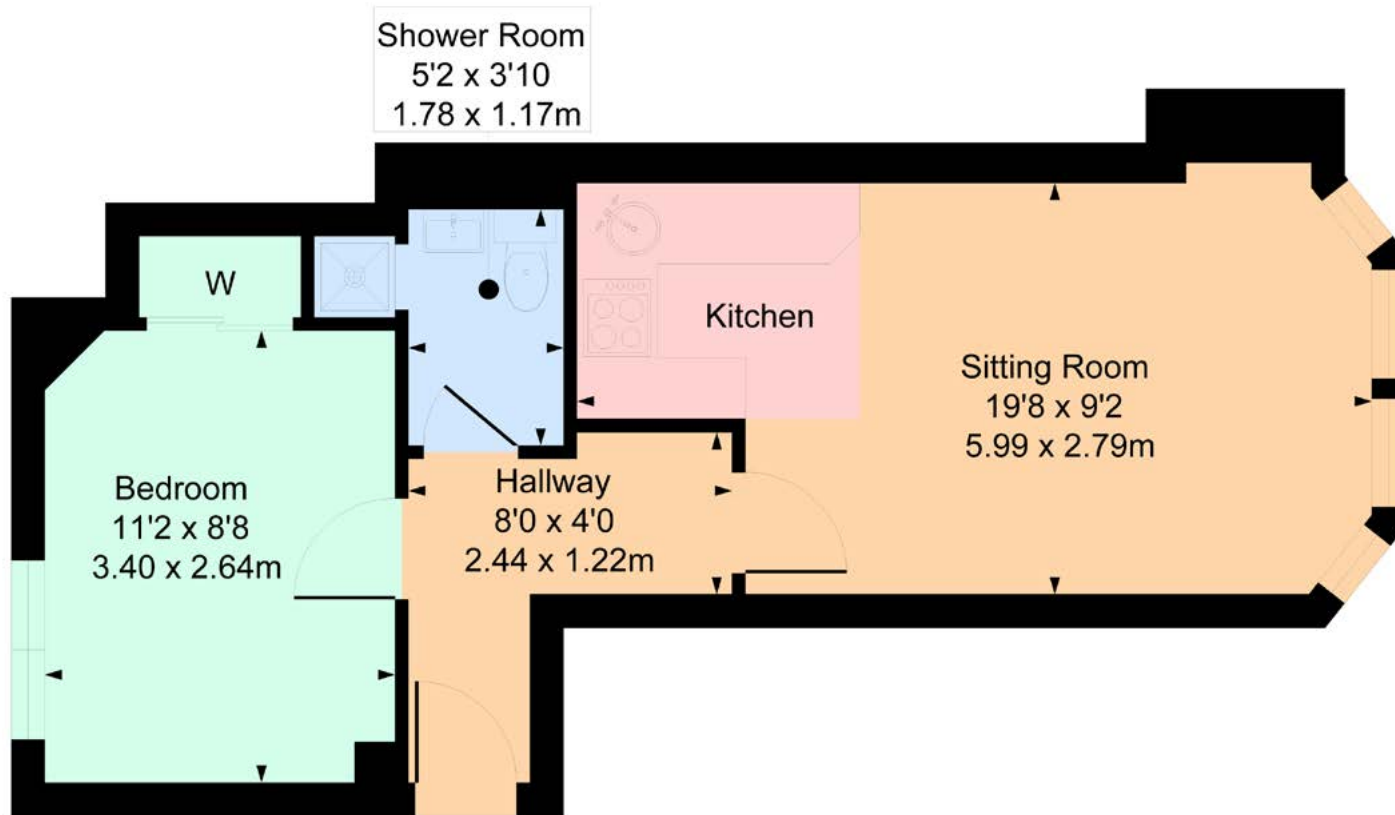
The property is further complemented by controlled security entry system, gas central heating and double glazing. Communal rear court with bin stores.



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Approximate Gross Internal Area = 367 sq ft - 34.09 sq m



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

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

Glasgow City Council
Band B

Fixtures & Fittings

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

Energy Efficiency Rating

Band D

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

CLA 567