



**1/1, 24 Clarion Road, Knightswood G13 3LD**

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





Nicol Estate Agents

## Situation

The property is well situated for access to local shops, bus links and amenities. A wider selection of shops and supermarkets can be found on Great Western Road, Anniesland Cross, and Dumbarton Road.

A selection of educational and leisure activities are located nearby. Schooling can be found locally at both primary and secondary levels. The Botanic Gardens and Glasgow University are only a short drive away.

The nearby Clydeside Expressway, Clyde Tunnel and the M8 ensure easy access to neighbouring business districts and some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.





Nicol Estate Agents

## Property Description

A one bedroom first floor flat, with open outlook to front, well placed for local amenities and transport link.

Internally the property would benefit from a degree of internal modernisation and comprises:

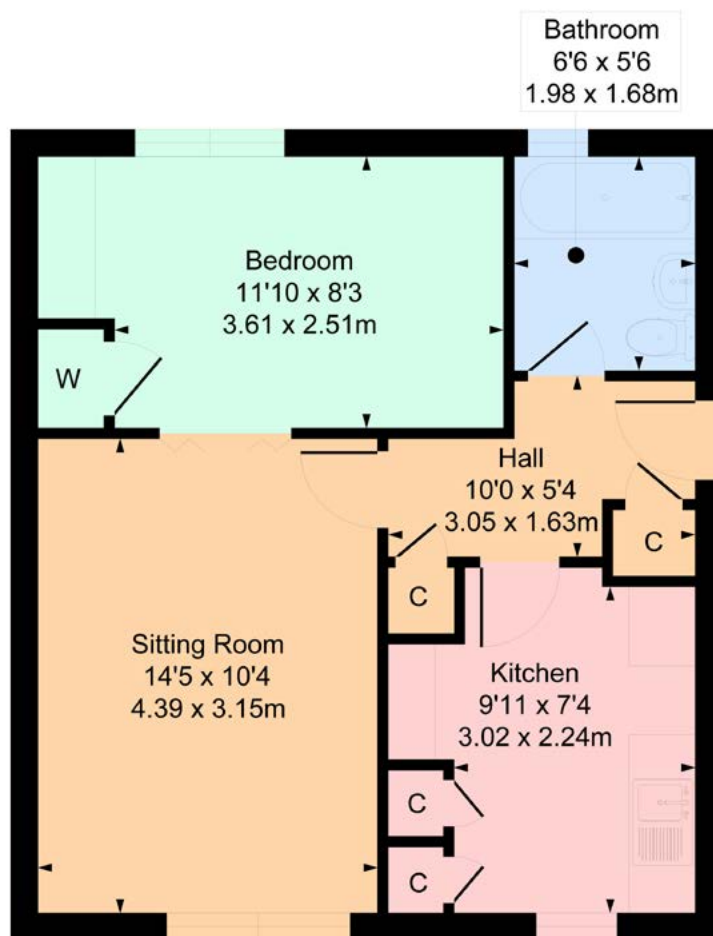
Controlled entry system to shared entrance. Stairwell to first floor. Reception hallway with storage Sitting room with open outlook. Bedroom with fitted wardrobe. Kitchen. The bathroom completes the overall accommodation.

The property benefits by gas central heating and double glazing.



## 1/1, 24 Clarion Road, Knightswood

Approximate Gross Internal Area 460 sq ft - 42.73 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.



Nicol Estate Agents

### 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 F

### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating (not tested).

### Local Authority

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

### Property Reference

CLA584

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