



3/2, 24 Baker Street, Shawlands G41 3YE

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Situation

Shawlands and its neighbouring suburbs of Strathbungo and Langside provide a broad range of shopping facilities, supermarkets, restaurants, bars, gyms, coffee shops and numerous recreational facilities and is in close proximity to Queen's 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

Centrally located, modern one bedroom top floor flat, close local amenities, shops and transport links on Kilmarnock Road and Pollokshaws Road.

The property requires modernisation and comprises:

A controlled door entry security system leads to an illuminated communal entrance with stair access to all levels.

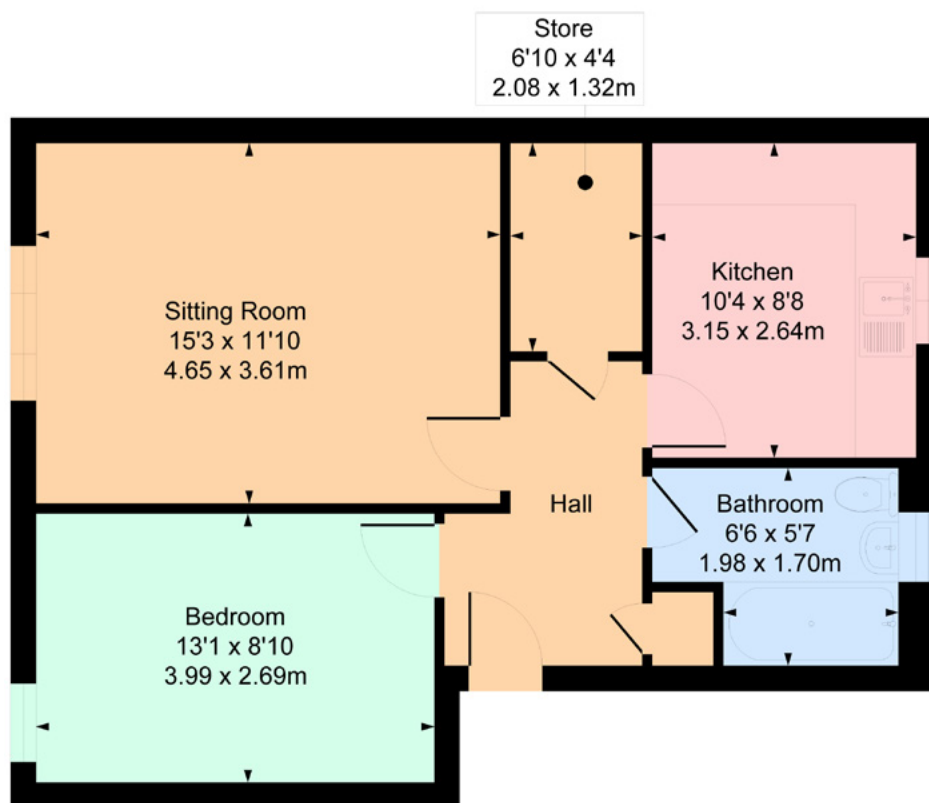
Reception hallway with good storage. Sitting/dining room. Kitchen fitted with a range of wall mounted and floor standing units. Double bedroom located to the front of the building. The bathroom completes the accommodation.

The property benefits from a shared garage providing off street parking, gas central heating, double glazing and communal rear court with bin stores.



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T/R, 24 Baker Street, Shawlands
Approximate Gross Internal Area 547 sq ft - 50.81 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
Clarkston

Outgoings

East Renfrewshire Council
Band C

Fixtures & Fittings

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

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

CLA 583

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