



House F, Sheep Park Farm, Pollok County Park, Pollokshaws Road, Pollokshaws

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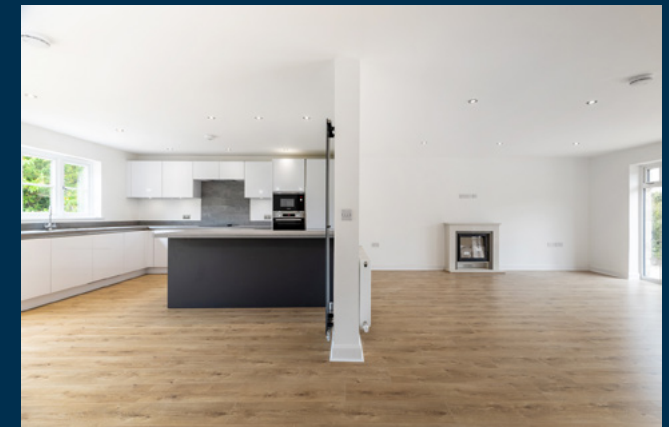
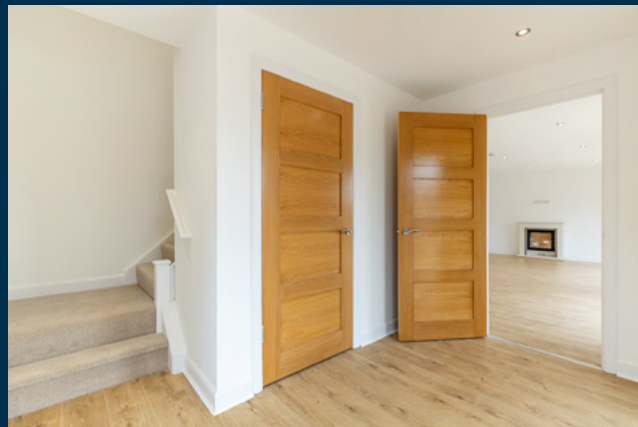
Situation

A rare opportunity to acquire this stone built, new build home, set adjacent to the grounds of Pollok Country Park.

The area is well served by regular train (Pollokshaws West) and bus services to the city centre and beyond. The neighbouring suburbs of Shawlands, Pollokshields and Giffnock provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Close by is Silverburn Shopping Centre which provides an extensive range of shops, restaurants, supermarkets and cinema. There are several golf courses in the area including Cowglen, Pollok and Hags Castle as well as a selection of local health clubs.

Pollok Country Park is Glasgow's largest park and the only Country Park within Glasgow. In 2006 Pollok Country Park was named 'Best Park in Britain' and in 2008, it was named the 'Best Park in Europe'. Its extensive woodlands and gardens provide a quiet sanctuary for both visitors and wildlife. The park was originally part of the Old Pollok Estate, which was home to the Maxwell family for over 700 years. In 1966 Mrs Anne Maxwell Macdonald gifted the estate, including Pollok House, to Glasgow Corporation with the condition that it remained a public park. The park contains the Burrell Collection, a purpose-built building designed to hold the large, eclectic antique and art collection of shipping magnate William Burrell, who donated the collection to the City of Glasgow on his death. Another feature of interest is the award-winning fold of Highland cattle.

The M77 provides easy commuter 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.









Description

Seldom available, a beautifully designed and spacious four-bedroom new build home, with open aspects over Pollok Country Park. It is set within a small courtyard development, close to local amenities and transport links.

The property has been thoughtfully designed, offering flexible accommodation over two levels with a generous open plan living arrangement, complimented with a high specification throughout.

The accommodation is formed over two levels, extending to approximately 1,924 Sqft (178 Sqm) and comprises:

Ground Floor: Welcoming reception hallway with staircase to upper accommodation and storage cupboard. Bright and spacious sitting room with feature fireplace and two sets of French doors leading to the front terrace. The sitting room is on an open plan arrangement to the dining room and kitchen. The dining room has French doors leading to the rear garden. The kitchen is a quality appointed modern German Hacker Classic kitchen, fitted with a range of wall mounted and floor standing units, integrated Bosch appliances and breakfasting bar. The kitchen leads to a separate utility room and an attractive bathroom with shower.

First Floor: Upper landing with a vaulted ceiling with Velux windows leads to all four bedrooms. Bedroom one with fitted wardrobes and ensuite shower room. Three further double bedrooms with fitted wardrobes. An attractive house family bathroom with a separate shower enclosure, completes the accommodation.

The property benefits from gas central heating and double glazing.

Private garden grounds with a paved and stone chipped terrace to the rear with a large lawn area. Expansive stone chipped driveway to the front and side, providing ample off-street parking.

Architects Certificate:

The property will be covered by a 10-year architect's certificate.















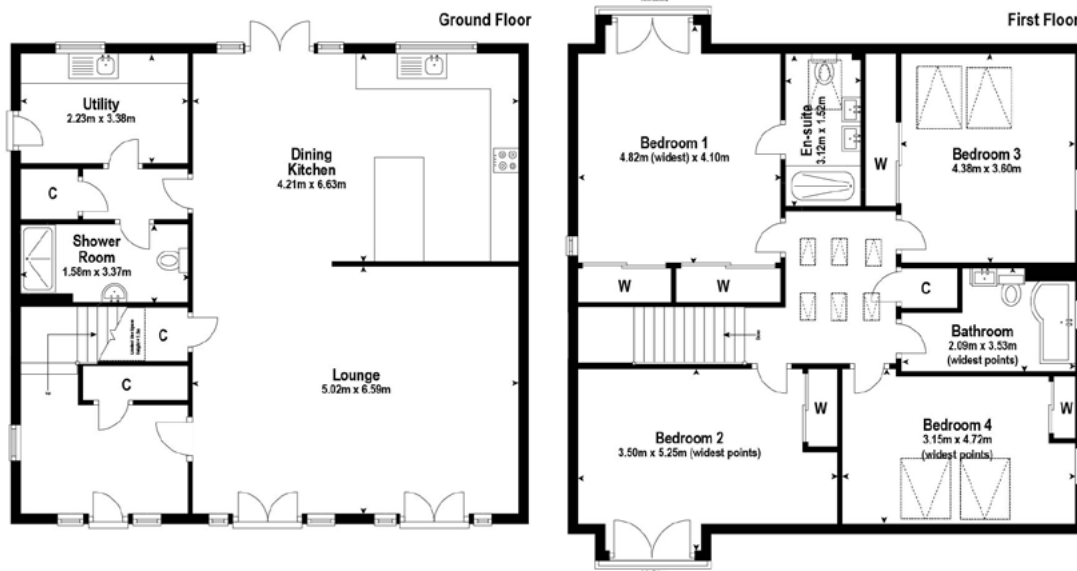
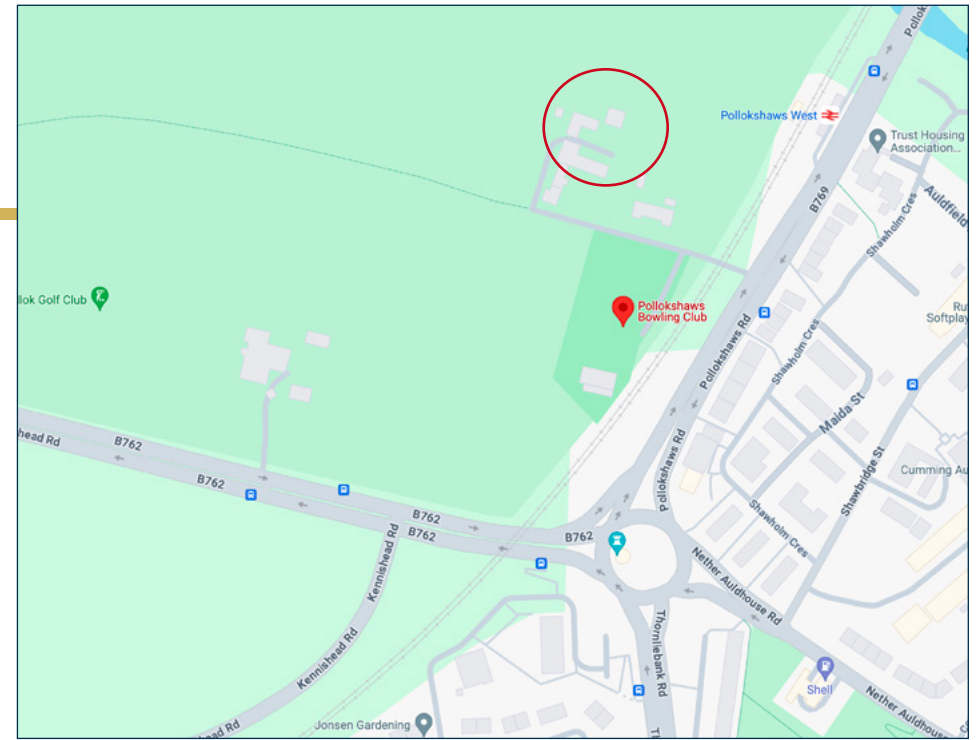


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Approximate gross internal area 1924.1 sq ft - 178.8 sq m



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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Council Tax Band: G

Fixtures and Fittings

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

Services

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

Local Authority

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

Property Reference 3146

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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