



46 Burnhead Road, Newlands

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Situation

Newlands is well served by first class train and bus services to the City Centre and to East Kilbride. The neighbouring suburbs of Shawlands, Strathbungo, Langside, Giffnock and Muirend provide a broad range of excellent shopping facilities, supermarkets, fine restaurants, bars and numerous recreational facilities.

Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area and a selection of local health clubs. Newlands Park, Queen's Park, Pollok Country Park and Linn Park are also within easy reach.

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 towards the Campsie Hills and Ben Lomond.

Widely recognised as one of Glasgow's premier residential pockets, Newlands is conveniently located within around four miles of Glasgow City Centre. 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.











Description

A beautifully presented four bedroom end of terraced townhouse, located with this popular and quiet cul de sac development built by Bovis Homes in the 1970s, well placed for local amenities and services.

A generous and bright family home affording well appointed and light accommodation arranged over three levels comprising of:

Ground Floor: Reception hallway with staircase to upper floors. Bedroom 4/ TV room with French doors to the terrace. Utility room. Storage cupboards. Door, leading to the partially covered driveway/rear of the property.

First Floor: Spacious and bright sitting room affording access to the balcony. The sitting room is on an open plan arrangement to the dining room and well appointed, refitted kitchen with a range of wall mounted and floor standing units, complementary worktop surfaces, integrated appliances and breakfasting bar. Guest WC.

Second Floor: Principal bedroom with fitted wardrobes, views over the gardens and a refitted ensuite shower room. Bedroom two with fitted wardrobes. Bedroom 3. Contemporary house bathroom with three piece white suite.

Well-kept garden grounds. Driveway providing off street parking. The property is further complemented by gas central heating and double glazing.













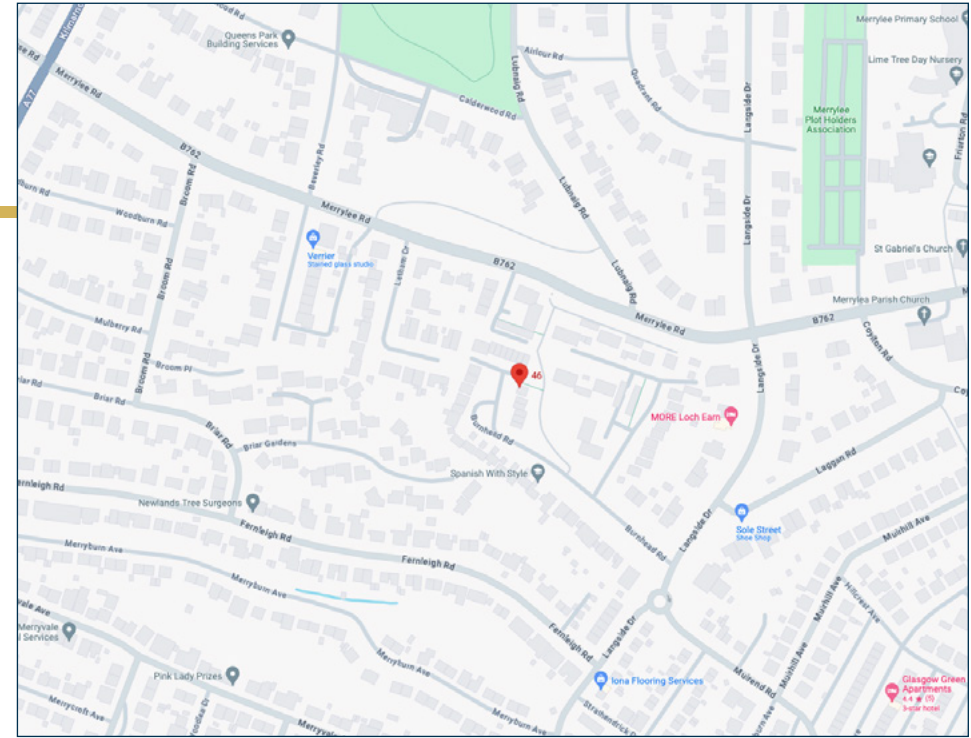
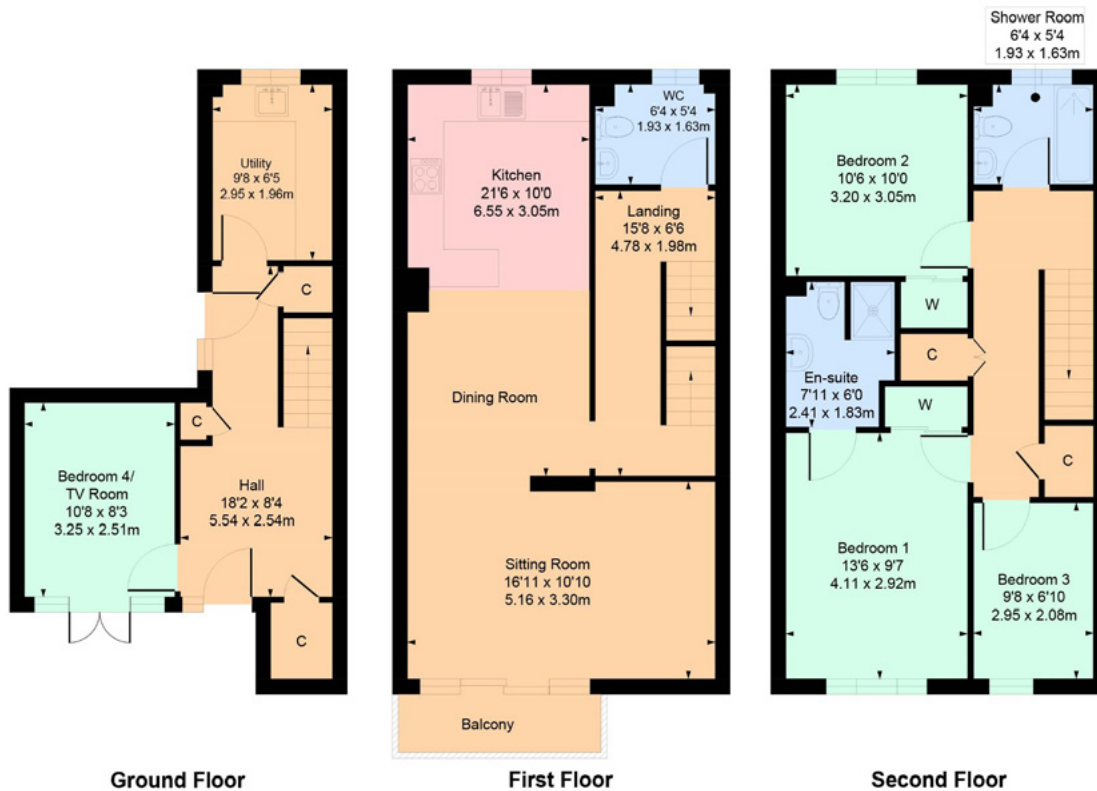


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46 Burnhead Road, Newlands, G43 2SU

Approximate gross internal area = 1416 sq ft - 131.55 sq m



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: Band F

Fixtures and 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, electricity,
gas and drainage. Gas central heating.

Local Authority

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

Property Reference 3175

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.

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