



146 Cumberland Street, New Gorbals, Glasgow

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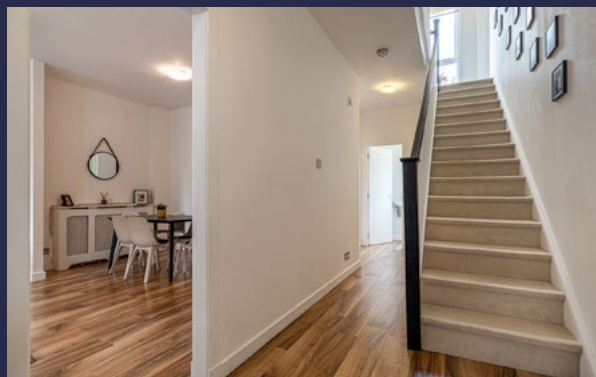


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Situation

Cumberland Street is located in the popular Oatlands area and is close to the Merchant City and Glasgow City Centre providing a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is in close proximity to Glasgow Green, Richmond Park and Crown Street Retail Park. Silverburn Shopping Centre also provides an extensive range of shops, restaurants and supermarkets.

The M74/ M8 / M77 provides commuter access to the City Centre, Glasgow Airport and 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.









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Description

A beautifully presented and seldom available, three bedroom Duplex, with resident's parking. Located in this popular development, close to Glasgow City Centre and Glasgow Green.

With main door entry, the accommodation is formed over two levels comprises:

Ground floor: Welcoming reception hallway with storage. Bright and spacious sitting/dining room. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. The kitchen provides access to the private garden area. Guest WC.

First Floor: Bedroom one with wardrobe space and commands views over the surrounding area and beyond towards Glasgow City Centre. Bedroom two and bedroom three, both of double proportions. House bathroom with three piece white suite, completes the overall accommodation.

The property is further complemented by gas central heating, upgraded double glazing and resident's parking. Private rear garden with a terrace and access to a shared lawn area with kids play area to the rear.

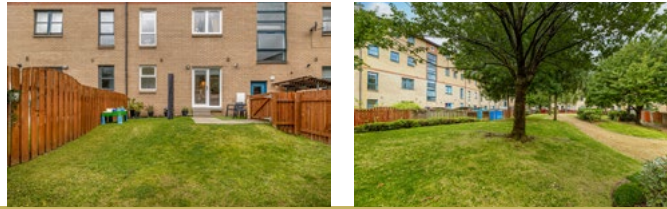








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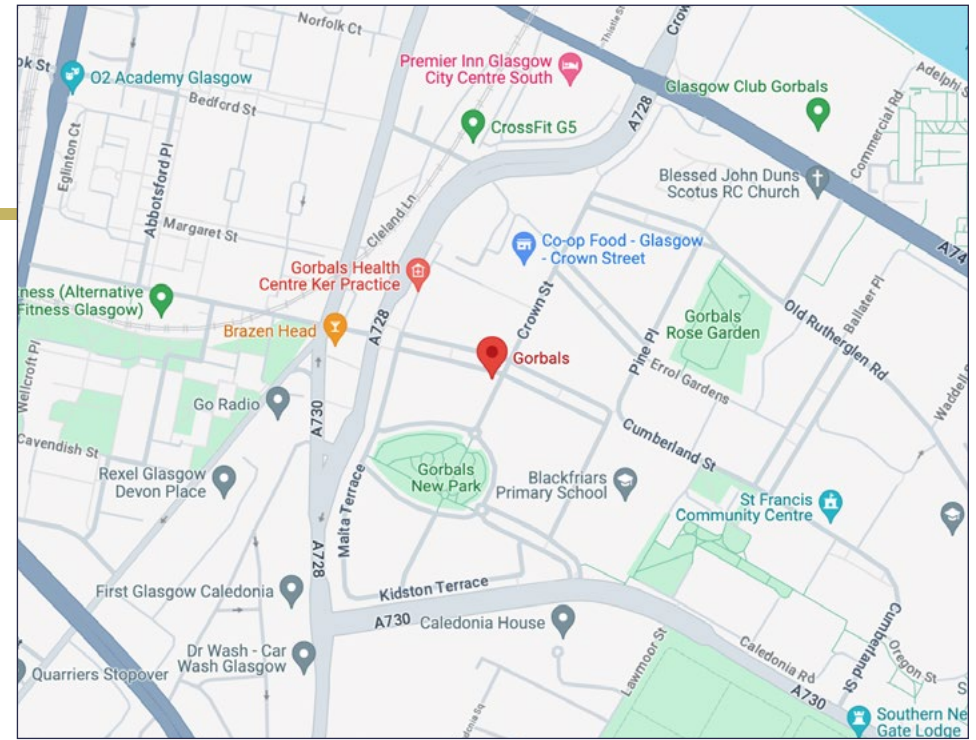
Approximate gross internal area 1015.79sq ft - 94.37 sq m



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, produced by Potterplans Ltd. 2024

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
1 Helena Place, Busby Road
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Band x

Fixtures and 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 3196

1 Helena Place, Clarkston G76 7RB

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