



48 Hillside Road, Mansewood

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Mansewood is conveniently located within around four miles of Glasgow City Centre.

Neighbouring suburbs Newlands, Shawlands and Giffnock are well served by first class train and bus services to the City Centre and to East Kilbride. In addition, 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.

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 handsome and spacious traditional three bedroom semi detached villa, set within generous gardens and located within close proximity to local amenities.

This family home has been well maintained by the current owners, affording flexible accommodation, well designed for family living, comprising:

Ground Floor: Entrance vestibule. Welcoming reception hallway with a guest WC and staircase to upper floor. Spacious and bright bay window sitting room. Dining/family room overlooking the rear garden. Well appointed kitchen with a range of floor and wall mounted cabinets. The kitchen leads to a rear porch, in turn giving access to the rear of the property.

First Floor: Upper landing affords access to all three bedrooms. Bay window bedroom one overlooking the front of the property. Bedroom two looking over the gardens. Bedroom three.

Well kept garden grounds. Private, enclosed rear garden. There is a driveway to the side providing off street parking and leads to a detached single garage. The basement grounds would allow further development subject to the relevant consents, if desired. The property is further complemented by gas central heating and is double glazing. Attic, which is floored and lined with a fixed staircase for access.







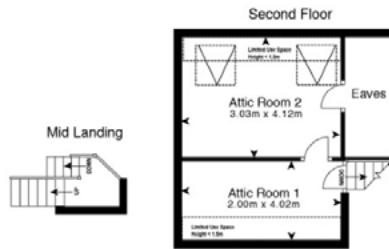


Nicol Estate Agents



48 Hillside Road, Mansewood G43 1BY

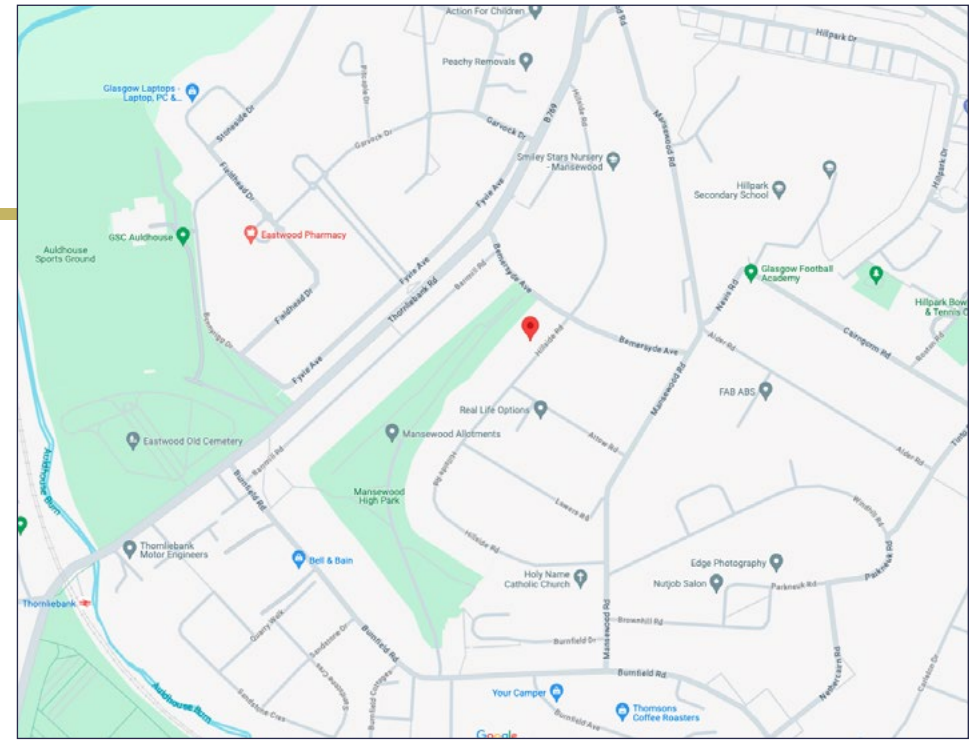
Approximate gross internal area
 Main House = 1518 sq ft - 141.11 sq m
 Balcony = 92 sq ft - 8.55 sq m
 Garage = 196.1 sq ft - 18.22 sq m
 Cellar = 782.5 sq ft - 72.7 sq m
 Total = 2629.3 sq ft - 244.29 sq m



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

Local Authority

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

Property Reference 3204

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
 T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

