



10 Bond Drive, Cowglen

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Cowglen and its neighbouring suburbs of Shawlands, Pollokshields and Thornliebank provide a broad range of excellent shopping facilities, supermarkets, 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 including Cowglen, Pollok and Haggs Castle Golf Clubs and 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 the 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 also 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/ M8 motorways provides 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. Further transport links are within walking distance of the property.







## Description

A beautifully presented four bedroom detached villa, set within continually popular development, close to local amenities and services.

Built by Persimmon Homes in 2017, this property has been well maintained by the present owners and comprises:

**Ground Floor:** Welcoming reception hall with storage, staircase to upper level and a guest WC. Bright sitting room overlooking the front of the property. Well appointed dining kitchen. The kitchen is fitted with a range of wall mounted and floor standing units, integrated appliances, and complementary worktop surfaces. French doors open to rear garden. A separate utility room completes the lower accommodation.

**First Floor:** Upper landing with cupboard space and providing access to all four bedrooms. Principal bedroom with fitted wardrobes and an ensuite shower room. Three further bedrooms. House bathroom with three piece suite.

The property is further complemented by gas central heating and double glazing. Well tended gardens, enclosed front and rear garden with terrace ideal for entertaining. A driveway leads to an integral single garage.

For added peace of mind, the property also benefits from the balance of the NHBC certificate.











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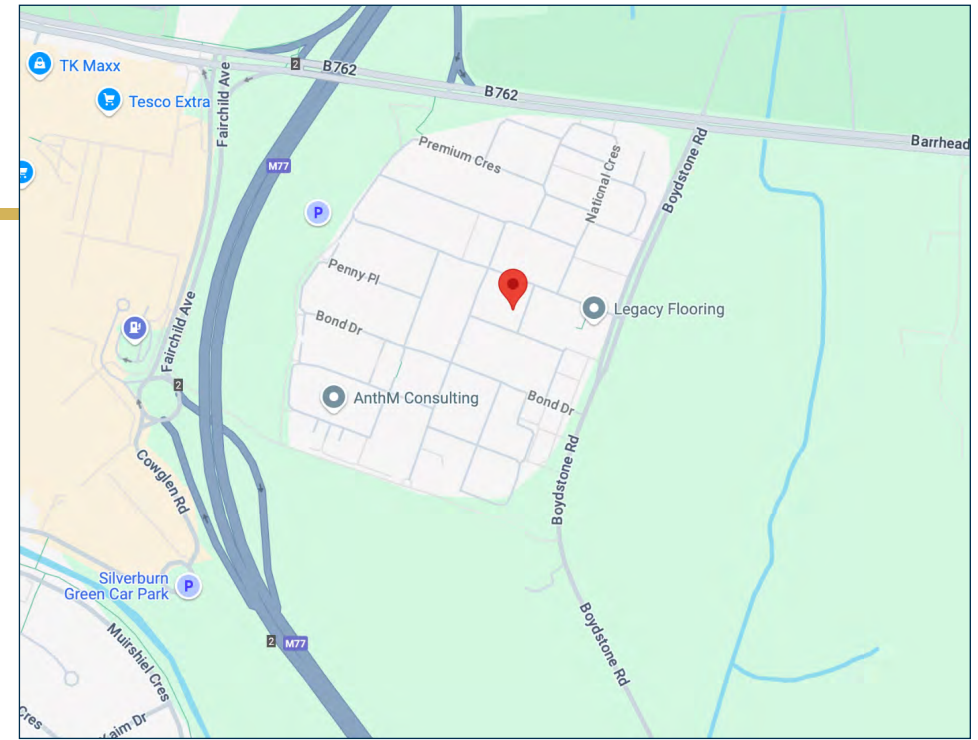
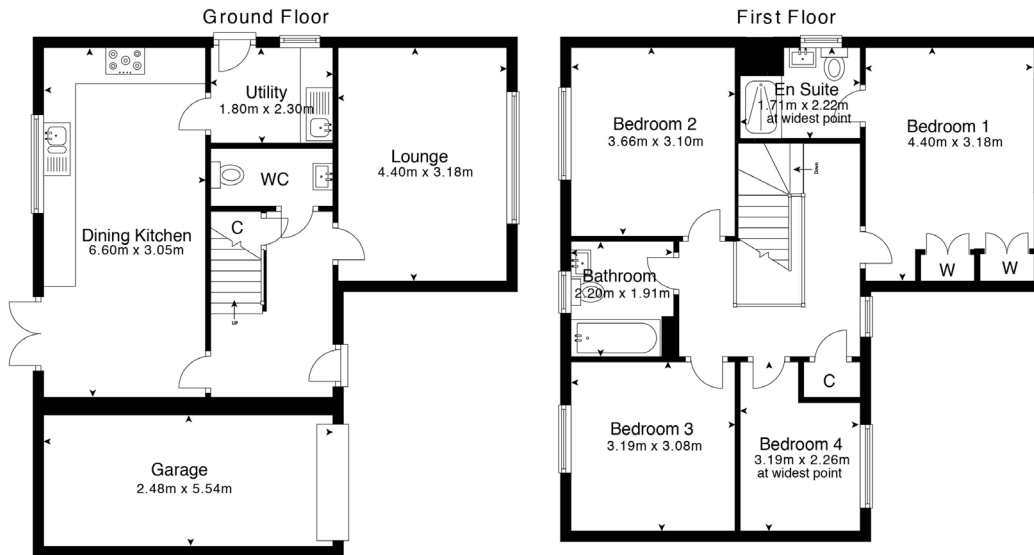


## 10 Bond Drive, Cowglen G43 1AF

Approximate gross internal area = 1141.53 sq ft - 106.05 sq m

Garage = 147.89 sq ft - 13.74 sq m

Total = 1289.4 sq ft - 119.791 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

Band E

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

### Local Authority

Glasgow City Council

City Chambers

Glasgow

G2 1DU

Tel: 0141 287 2000

Property Reference CLA 388

#### 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.

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