



60 Stoneside Drive, Eastwood

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

The neighbouring suburbs of Shawlands, Thornliebank and Giffnock provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn Shopping Centre, a short drive away, provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area including 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 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. Bus and rail links are within walking distance of the property.











## Description

Seldom available, a well presented and upgraded three bedroom end terraced villa, set within generous gardens, located within this continually popular area, close to local amenities and services.

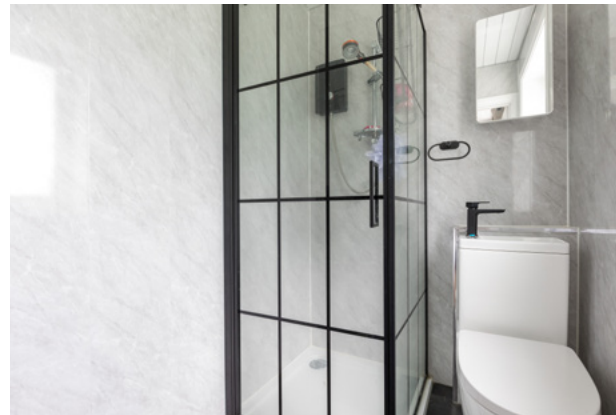
The property has been upgraded by the present owner and the complete accommodation comprises:

Ground Floor: Reception hallway with staircase to upper level. Spacious sitting/dining room with fireplace. Well appointed refitted kitchen fitted with a range of wall mounted and floor standing units. The kitchen affords access to the rear garden. Attractively refitted house bathroom with three piece white suite and shower above bath.

First Floor: Upper landing with window to side. Bedroom one with ensuite shower room and open wardrobe. Bedroom two. Bedroom three.

The property benefits from a new roof, wall insulation, gas central heating and double glazing.

Generous garden gardens with a decked terrace. Driveway providing off street parking and leads to a single garage.













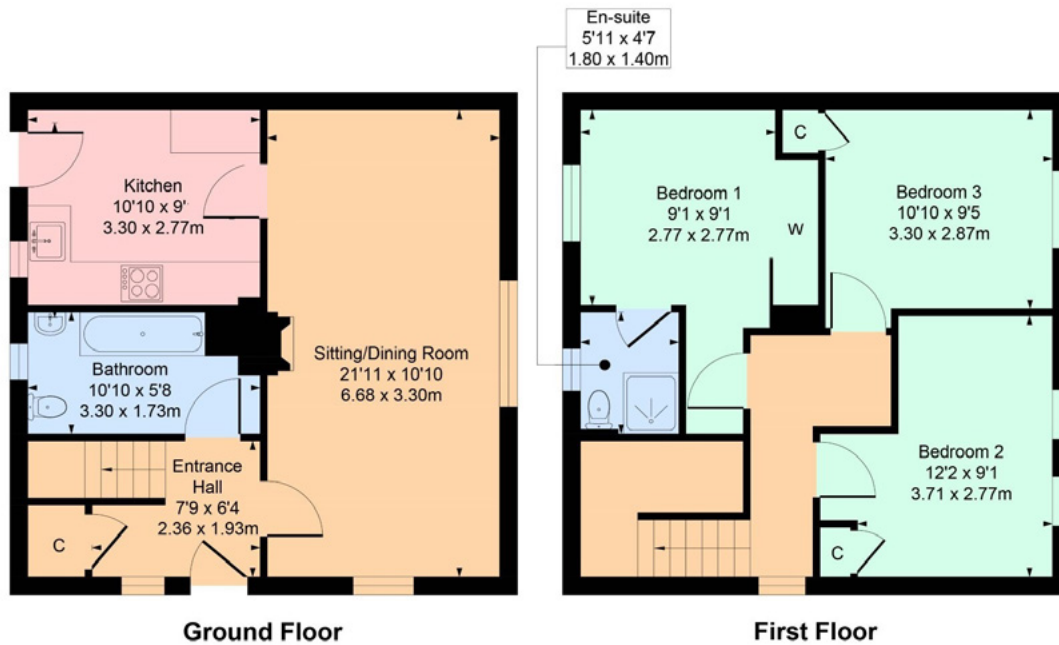


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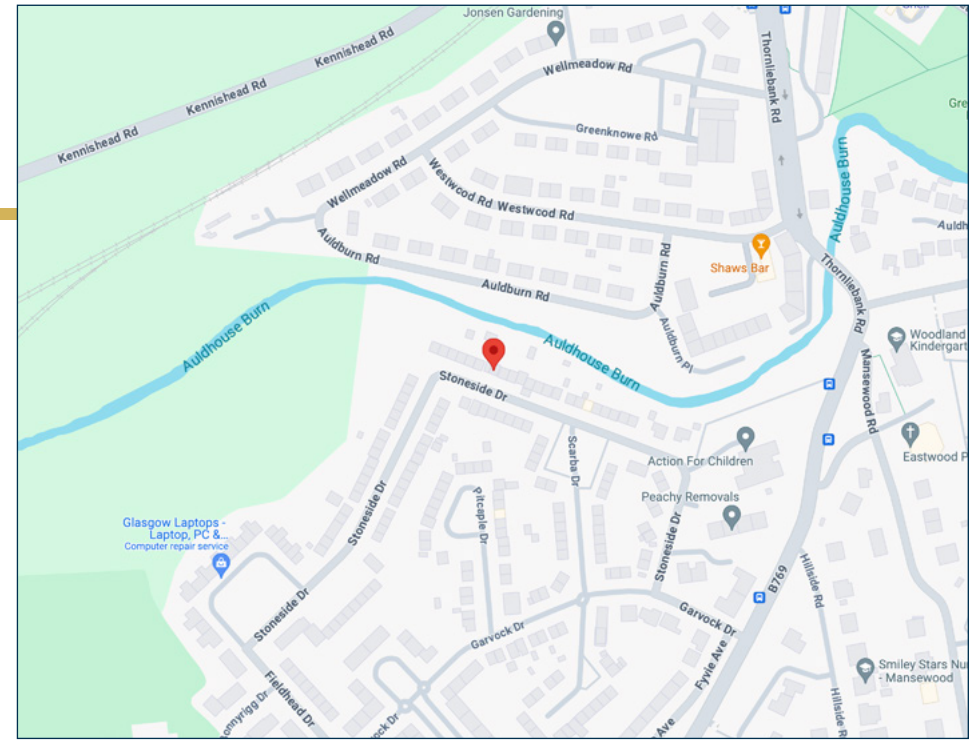
Approximate gross internal area 957 sq ft - 88.9 sq m



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: C

### 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 is 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 3249

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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