



265 Crofthill Road, Croftfoot

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

A popular suburb, Croftfoot is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M74, M8 and M73 motorways which also provide 30 minute journey times to Glasgow and 40 minutes to Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and surrounding areas.

Croftfoot and its neighbouring suburbs of Burnside, Cambuslang, Rutherglen and East Kilbride offer a wide range of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. There are local sports and recreational facilities within the area including several public parks, bowling and tennis clubs and a choice of golf courses.

For those with young families, the property sits within the catchment area for popular primary and secondary schools.





Description

A three bedroom upper cottage flat, situated in this continually popular location, in close proximity to local amenities and transport links. The property was re-roofed in June 2023 and would benefit from a degree of re-decoration and comprises:

Ground floor: Entrance hallway with staircase to accommodation.

First Floor: Sitting room with views onto the rear of the property. Dining room/bedroom three. Kitchen fitted with a full complement of floor and wall mounted cabinets and worktop surfaces. Bay window bedroom one with large store cupboard. Bedroom two with cupboard space. A bathroom with three piece suite and shower over bath, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Private garden area to the rear.



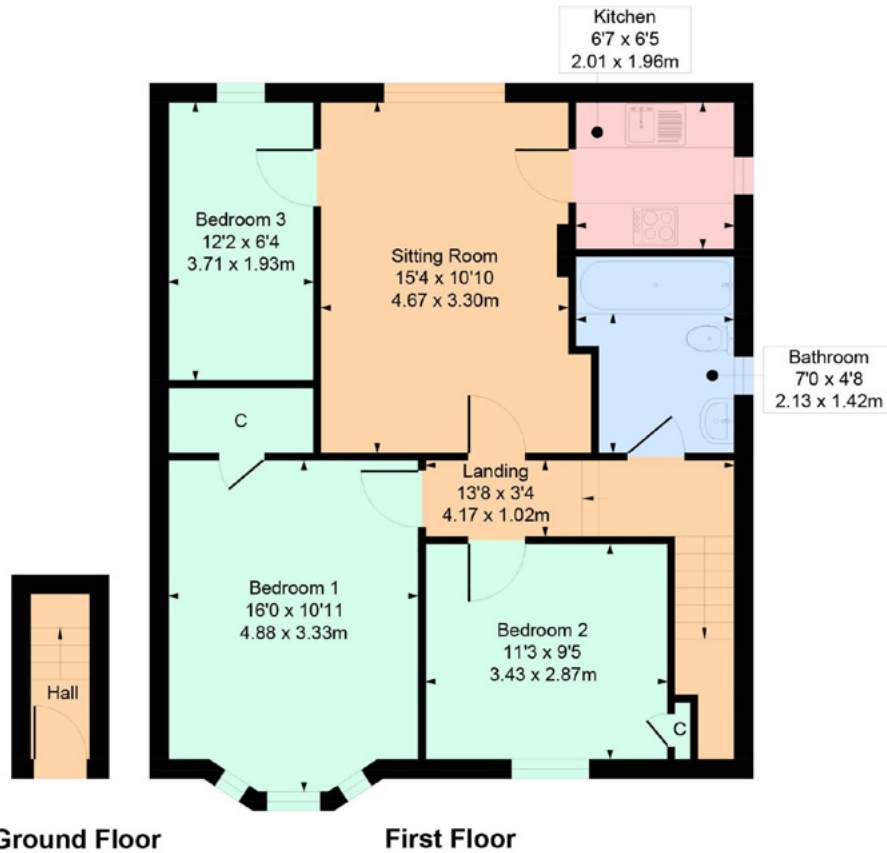
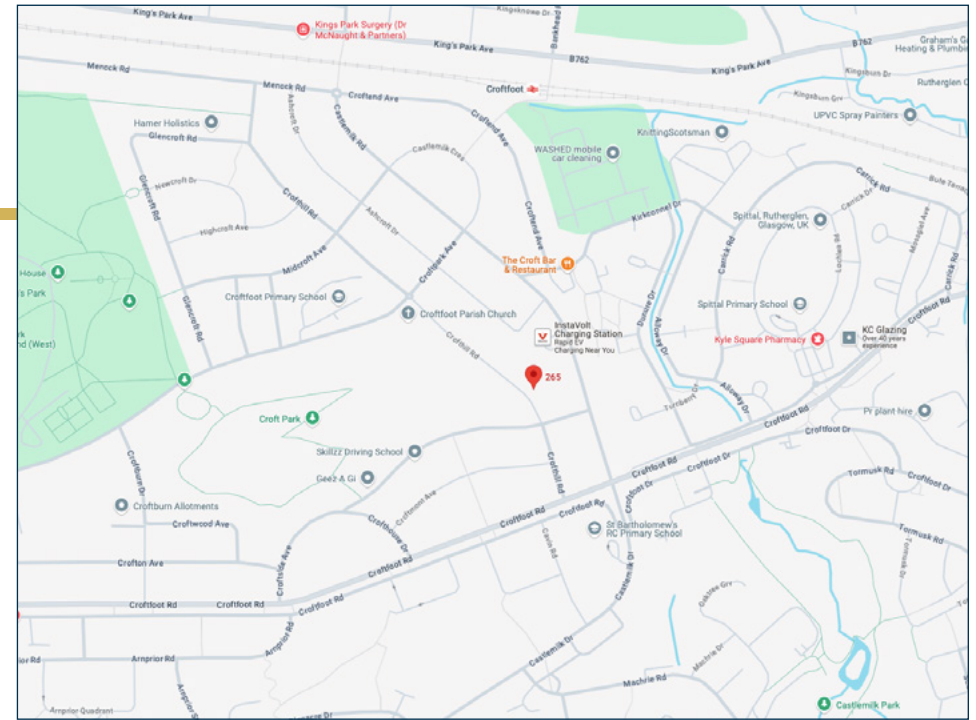


Nicol Estate Agents



265 Crofthill Road, Croftfoot G44 5NW

Approximate gross internal area 719 sq ft - 66.79 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

South Lanarkshire Council
Council Tax Band: B

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 and gas.
Gas central heating (not tested).

Local Authority

South Lanarkshire Council
Almada Street
Hamilton
South Lanarkshire ML3 0AA
Tel: 0303 123 1015

Property Reference 3248

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

