



88 Fernleigh Road, Newlands, G43 2TZ

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Situation

Fernleigh Road is positioned just off Fenwick Road, close to local amenities and services.

Newlands is conveniently located within four miles of Glasgow City Centre and boasts a broad selection of high calibre Victorian and Edwardian homes.

The area is well served by regular train and bus services to the City Centre and to East Kilbride. The neighbouring suburbs of Shawlands and Giffnock 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 and a selection of local health clubs, including the Nuffield Giffnock, Pure Gym and David Lloyd Rouken Glen. Newlands Park and Pollok Country Park is also within easy reach.

The M77 provides commuter 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.









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Property Description

A beautifully presented and upgraded three bedroom/two public room semi detached villa, located within the ever popular Fernleigh Road set within generous landscaped southerly facing garden grounds, located in one of Glasgow's most coveted residential neighbourhoods.

Internally, the property has been upgraded and well maintained by the present owners and retains much of its original character with a stylish modern interior and affords a flexible accommodation, formed over two levels, finished to a high standard throughout.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Impressive and welcoming reception hallway with stained glass window to side and staircase to upper floor and refitted downstairs WC. Generous and well presented, bay window sitting room with fireplace incorporating a stove. Bright family room to rear with French doors leading to the terrace and rear gardens. Well-appointed and refitted kitchen with a full complement of wall and floor cabinets, integrated appliances and breakfasting bar. Door to rear garden with patio area providing al fresco dining, overlooking the landscaped southerly facing rear garden.

First Floor: Upper landing providing access to three bedrooms. Bedroom is spacious with a bay window. Bedroom overlooks the rear garden. Bedroom three. An attractively refitted bathroom with free standing bath and walk in shower completes the accommodation.

A particular feature of this home is the private landscaped grounds to rear, enjoying a southerly orientation to the rear. The property is further complemented by gas central heating and is mainly double glazed. Driveway leads to a detached single garage. A cellar provides additional storage.



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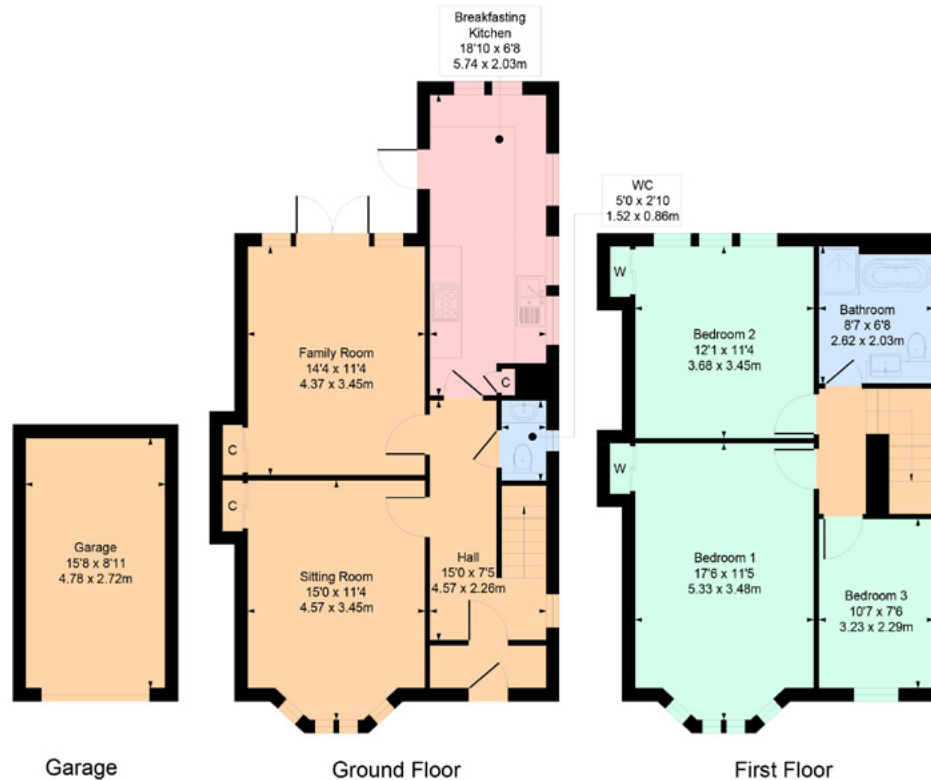


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Main House 1170 sq ft - 108.70 sq m

Garage 140 sq ft - 13.00 sq m

Total 1310 sq ft - 121.70 sq m



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band F

Fixtures & 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 and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

3346

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.

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