



28 Marywood Square, Strathbungo, Glasgow, G41 2BJ

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Strathbungo is a leafy conservation area bordering the west side of Queen's Park, with excellent train and bus links into and out of the city centre. There is a thriving restaurant, bar and music scene along Nithsdale Road, Pollokshaws Road and the Pollokshields 'triangle', as well as Shawlands itself, around half a mile away.

Strathbungo and its neighbouring suburb of Queens Park and Shawlands provide a broad range of excellent shopping facilities, coffee shops, supermarkets, restaurants, bars and numerous recreational facilities and is in close proximity to Queen's Park and Pollok Country Park. Silverburn Shopping Centre provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area including Pollok and Hagsgs Castle Golf Clubs and a selection of local health clubs.

Queen's Park itself is a beautiful Sir Robert Paxton creation which offers something for everyone, from manicured lawns, sport and recreational facilities, boating pond, glasshouse and extensive views across the City towards the Campsie Hills and Ben Lomond. 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 M77 provides commuter to the City Centre, Glasgow Airport and along with the Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport. The area is well served by regular train and bus services to the City Centre and to East Kilbride.

Strathbungo benefits from a strong community spirit, with the Strathbungo Society promoting a number of local events throughout the year.









Nicol Estate Agents

Property Description

Seldom available, a well presented two bedroom garden conversion of former townhouse, dating back to around 1860, set within continually popular residential area close to local amenities, transport links and Queen's Park.

This townhouse, previously divided to create three separate properties, was reroofed in slate in 2023, and provides residents with access to shared gardens.

The accommodation comprises: Reception hall. Spacious sitting/ dining room, with direct access to shared resident's garden. Open plan layout to a well appointed kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one has a bay window overlooking the front and a walk-in closet, large enough for a work station or for future conversion to an ensuite shower and toilet, subject to the relevant consents. Bedroom two. an attractive bathroom with separate walk in shower completes the accommodation.

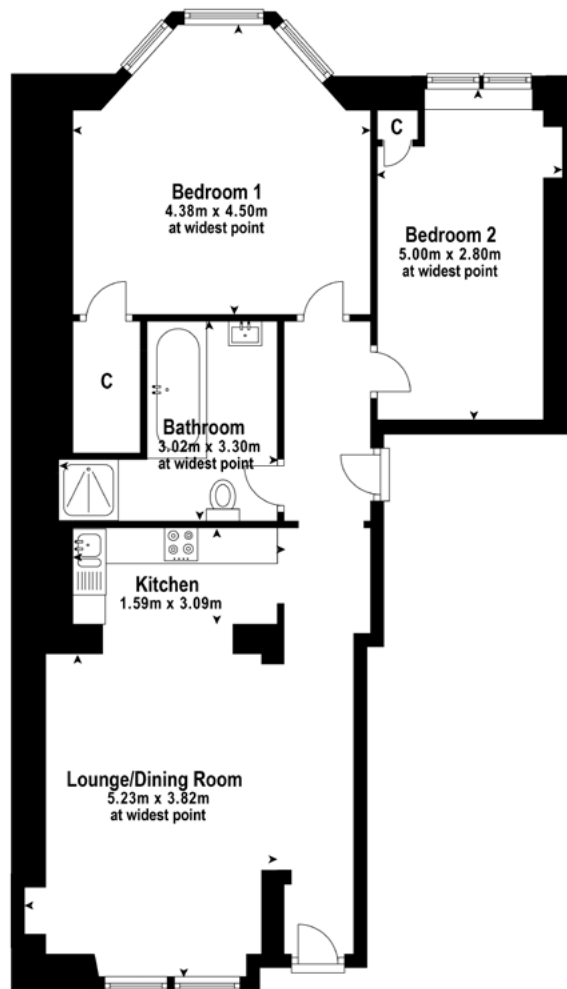
The property retains much of its original character and is complimented by gas central heating and refurbished traditional double glazed sash and case windows. Each flat has a generous storage space at basement level.



www.nicolestateagents.co.uk







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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band E

Fixtures & 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, gas and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

3363

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk