



**50 Burnhead Road, Newlands, G43 2SU**

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## Situation

Newlands is well served by first class train and bus services to the City Centre and to East Kilbride. The neighbouring suburbs of Shawlands, Strathbungo, Langside, Giffnock and Muirend provide a broad range of excellent shopping facilities, supermarkets, fine 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. Newlands Park, Queen's Park, Pollok Country Park and Linn Park are also within easy reach.

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.

Widely recognised as one of Glasgow's premier residential pockets, Newlands is conveniently located within around four miles of Glasgow City Centre. The M77/M8 provide 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.















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## Property Description

Seldom available three/four bedroom end of terraced townhouse, located with this popular and quiet cul de sac development built by Bovis Homes in the 1970's, positioned with extensive and well kept residents gardens, conveniently located for local amenities and transport links.

A generous and bright, southerly facing, family home affording well appointed accommodation arranged over three levels comprising:

**Ground Floor:** Reception hallway with good storage and staircase to upper floors. Utility room with access to enclosed rear garden. Garden room/bedroom four. Door to garage with potential to create extra living space, subject to the relevant consents.

**First Floor:** Landing. Spacious and bright sitting room affording access to the southerly facing balcony. The sitting room is on an open plan arrangement to the dining room and kitchen. The refitted kitchen is fitted with a range of wall mounted and floor standing units, complementary worktop surfaces. Cloaks/Guest WC. Staircase to second floor.

**Second Floor:** Landing with storage. The principal bedroom has fitted wardrobes, views over the resident's gardens and a refitted ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three. The refitted house shower room completes the accommodation.

A particular feature of Lanton Park is the extensive and well kept resident's garden grounds. The property is further complemented by an enclosed private rear garden and gas central heating.

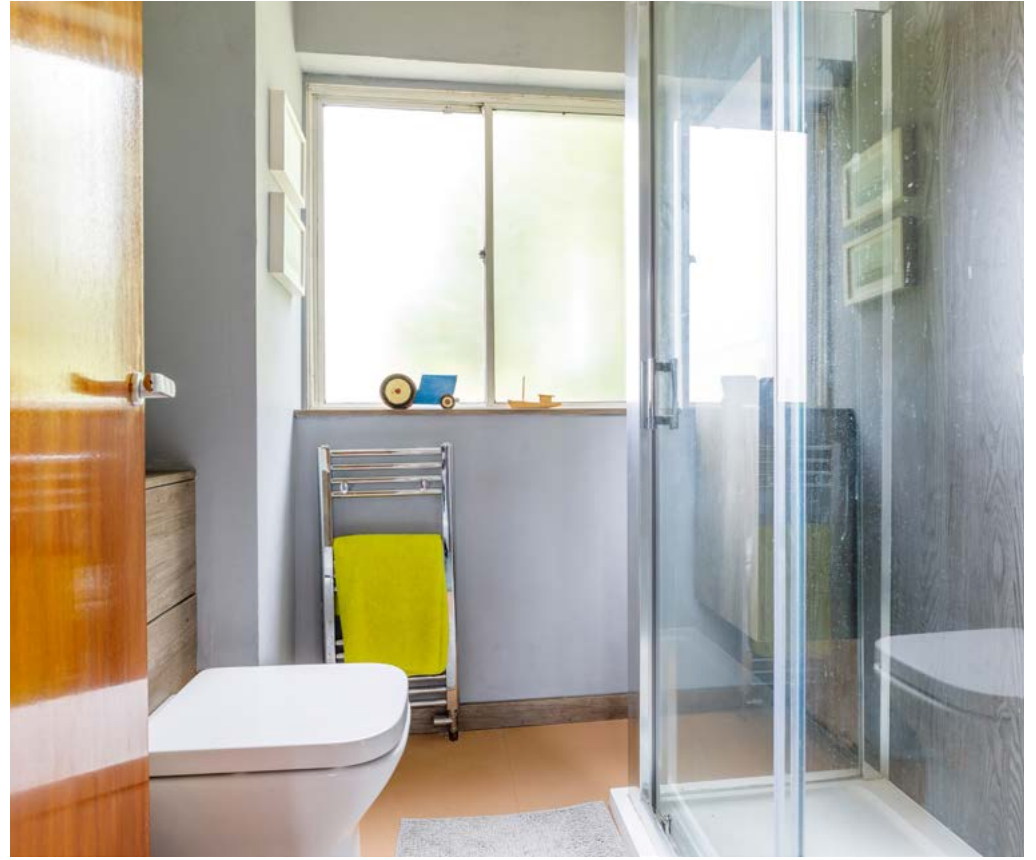
A driveway providing off street parking and leads to an integral single garage.

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## 50 Burnhead Road, Newlands

Main House = 1438 sq ft - 133.59 sq m

Garage = 144 sq ft - 13.37 sq m

Balcony = 51 sq ft - 4.73 sq m

Total = 1633 sq ft - 151.69 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.



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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

3366

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