



2/1, 15 Gladstone Avenue, Barrhead, G78 1QT

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Situation

This popular suburb is located approximately 8 miles to the Southwest of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital, providing an excellent connection to the Central Scotland motorway network and Glasgow Airport, as well as south towards Ayrshire and Prestwick Airport.

Barrhead offers a wide range of local shopping and supermarket facilities as well as sports and recreational facilities. It is also set within the highly regarded catchment of East Renfrewshire for primary and secondary schooling. There are excellent public transport facilities with train services to Glasgow and beyond.

The neighbouring districts of Newton Mearns and Giffnock are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Barrhead is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park in Newton Mearns and the Silverburn Shopping Centre. Barrhead also benefits from a new retail park comprising Starbucks, Lidl, and other various fast food and retail outlets.

A wide range of sports and recreational facilities can be found locally to include Barrhead Foundry and the Dams to Darnley Country Park. Parklands Country Club, David Lloyd Rouken Glen, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.





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Property Description

A well presented traditional one bedroom second floor flat, close to local shops, amenities and transport links. Ideal first time buy or rental investment property.

The complete accommodation comprises:

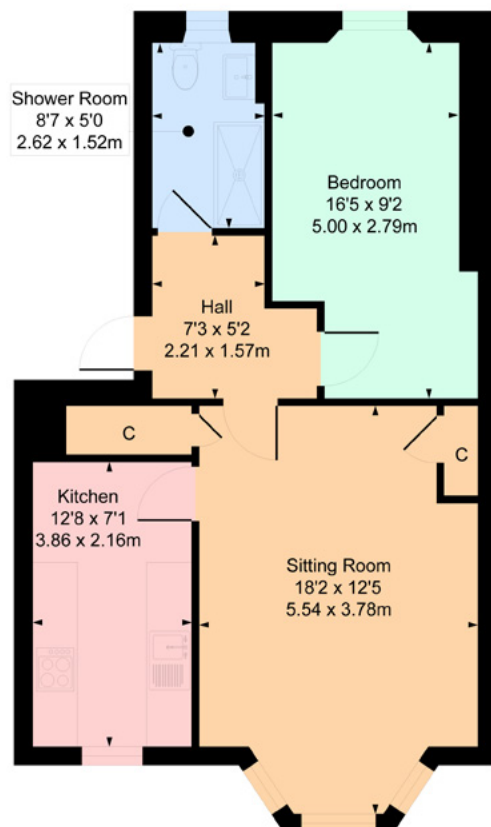
Controlled door security entry system. Reception hall. Bay window sitting room. Kitchen. Double bedroom and a shower room.

The property benefits from gas central heating and well kept rear court with bin stores.



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Approximate Gross Internal Area
562 sq ft - 52.21 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
Clarkston

Outgoings

East Renfrewshire Council
Band B

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 and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG
Tel: (0141) 577 3000

Property Reference

3383

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