



**Flat 2/2 23 Nithsdale Road, Strathbungo, G41 2AL**

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## 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, around half a mile away.

Strathbungo, named by The Sunday Times as one of the best places to live in 2025, and its neighbouring suburbs 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 Haggs 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 commuters with access 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.









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## Property Description

Seldom available, a beautifully presented three bedroom flat on the top floor of a B-listed blonde sandstone building, set in the heart of the popular residential area of Strathbungo close to local amenities, transport links and Queen's Park.

The property has been upgraded by the present owners and retains many original features, including ornate ceiling cornicing, and is complemented with a stylish modern interior.

The accommodation comprises:

A controlled door security system, leading to a well-kept communal close and stairwell. Generous reception hall with two large storage cupboards. Impressive and spacious sitting room with feature fireplace at focal point. Well-appointed refitted breakfasting kitchen fitted with a range of wall mounted and floor standing units, complementary Silestone worktop surfaces, integrated kitchen, and breakfast bar. Bedroom one, overlooks the front and has a feature fireplace at focal point. Bedroom two is to the rear of the property and overlooks the communal garden. Bedroom three is currently utilised as a bright, modern dining room. All three bedrooms are double bedrooms. An attractively refitted bathroom with separate walk-in shower completes the accommodation.

The property is complimented by gas central heating and double glazing and benefits from large communal gardens with bin stores to the rear.

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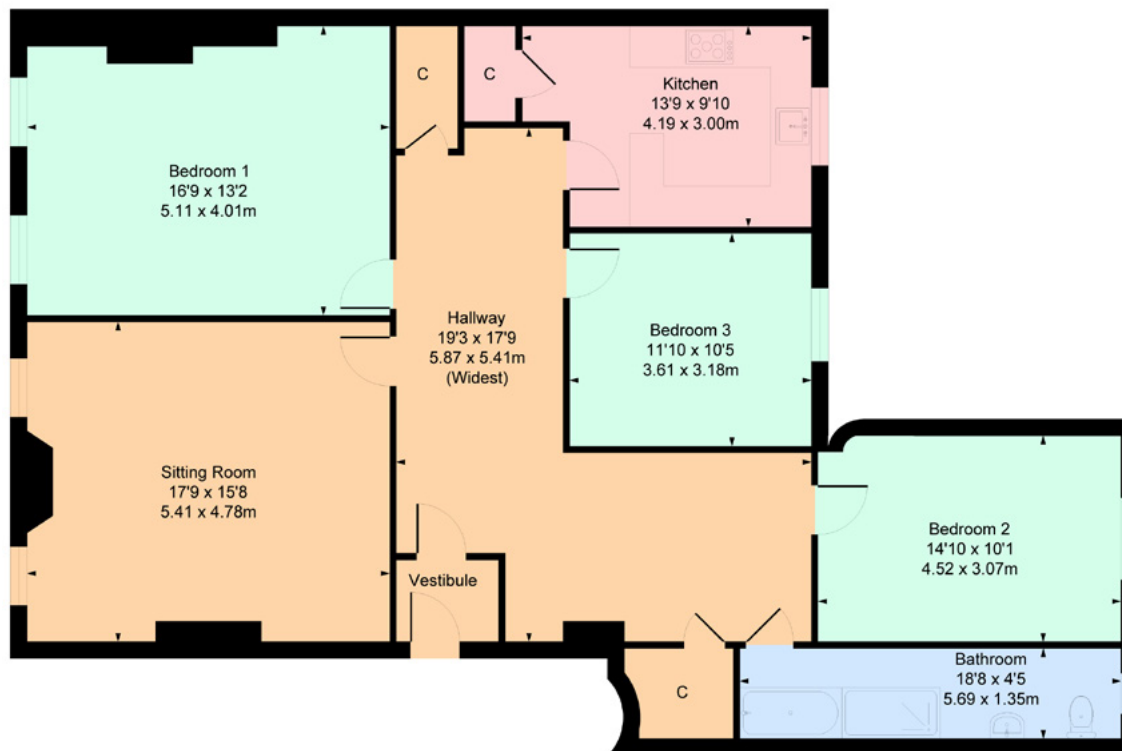






## 2/2 23 Nithsdale Road, Strathbungo

Approximate Gross Internal Area  
1423 sq ft - 132.20 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 C

### 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

3387

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