



40 Stoneside Drive, Eastwood

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

The neighbouring suburbs of Shawlands, Thornliebank and Giffnock provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn Shopping Centre, a short drive away, 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.

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 park also contains the Burrell Collection, a purpose-built building designed to hold the large, eclectic antique and art collection of shipping magnate William Burrell, who donated the collection to the City of Glasgow on his death. Another feature of interest is the award-winning fold of Highland cattle.

The M77 provides 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. Bus and rail links are within walking distance of the property.















## Description

A well presented and upgraded three bedroom mid terraced villa, located within this continually popular area, close to local amenities and services.

The property has been upgraded and extended by the present owner. The complete accommodation comprises:

Ground Floor: Reception hallway with staircase to upper level. Bright sitting room overlooking the front of the property. Well appointed refitted kitchen fitted with a range of wall mounted and floor standing units, complementary worktops and breakfasting bar. The kitchen is open plan to the dining room which affords access to the rear garden. House bathroom with three piece suite and shower above bath.

First Floor: Upper landing. Three bedrooms, all of which are of double proportions.

The property benefits gas central heating and double glazing. Gardens to the front and rear, with a decked terrace.





















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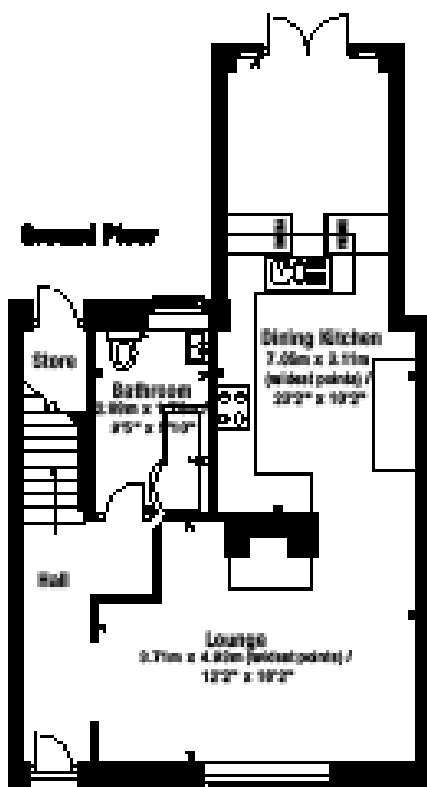


40 Stoneside Drive, Eastwood, G43 1JF

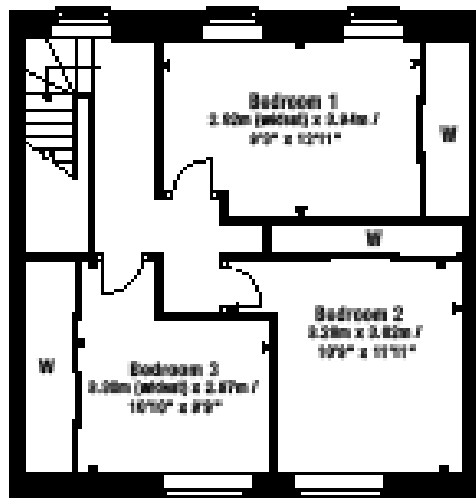
Approximate gross internal area 86.4 sq m - 929.97 sq ft

External Store 1.05 sq m - 11.33 sq ft

Total 87.44 sq m - 941.3 sq ft



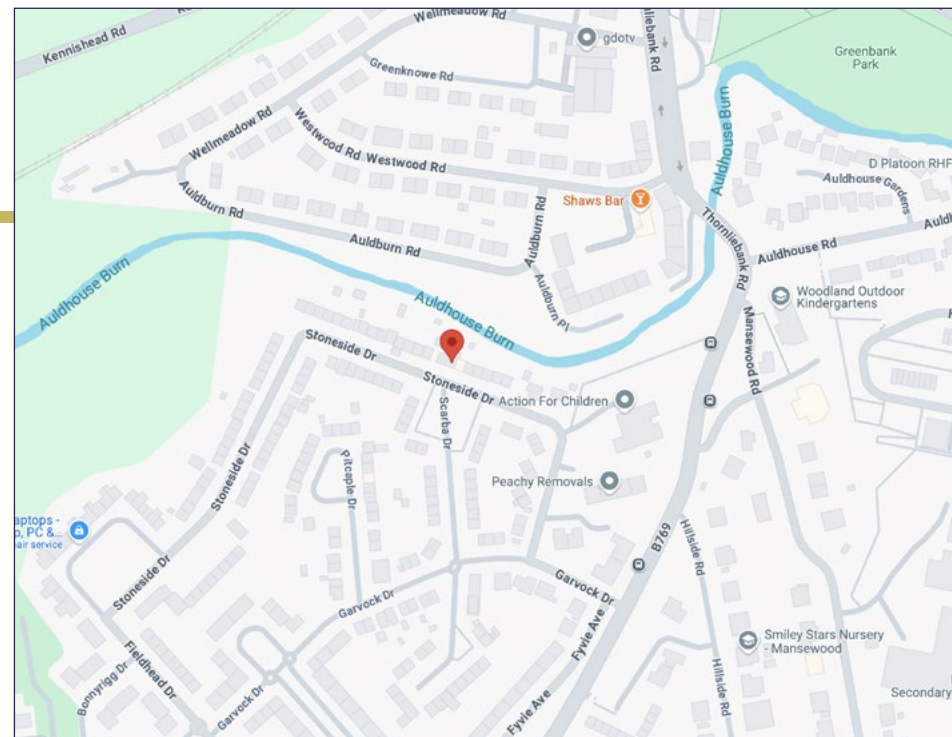
First Floor



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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



### Viewing

By appointment through

Nicol Estate Agents

46 Ayr Road

Newton Mearns, Glasgow G46 6SA

Telephone 0141 616 3960

mail@nicolestateagents.co.uk

### Outgoings

Glasgow City Council

Council Tax Band: C

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band C

### Services

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

### Local Authority

Glasgow City Council

City Chambers

Glasgow

G2 1DU

Tel: 0141 287 2000

### Property Reference 3222

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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