



**Apt 36, 250 Camphill Avenue, Langside, G41 3AS**

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





Nicol Estate Agents

## Situation

Langside is one of the oldest and most event filled areas on the south side of Glasgow. There is evidence of prehistoric settlement, a famous battle, a community of radical weavers and some mansions, before it became fully urbanised.

Langside and its neighbouring suburb of Shawlands provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is near Queen's Park and Newlands Park. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets is around a 10 minute drive away. 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 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 first class train and bus services to the city centre and to East Kilbride.





Nicol Estate Agents

## Property Description

Seldom available, a centrally located, bright and well presented modern three bedroom second floor apartment, situated within this sought after pocket Langside located close to local amenities, shops and transport links on Kilmarnock Road and Millbrae Road.

The property has been well maintained by the present owner and comprises:

Communal entrance hallway with two sets of security doors. Lift and stair access to all levels.

Reception hallway with good storage. Sitting/dining room with open aspects over the surrounding area. Kitchen, fitted with a range of wall mounted and floor standing units. Bedroom with fitted wardrobes and ensuite shower. Bedroom two. Bedroom three. A refitted shower room completes the overall accommodation.

The property is further complemented by gas central heating and double glazing

Residents and visitors parking. Well kept communal gardens surround the development and are maintained by the factors.



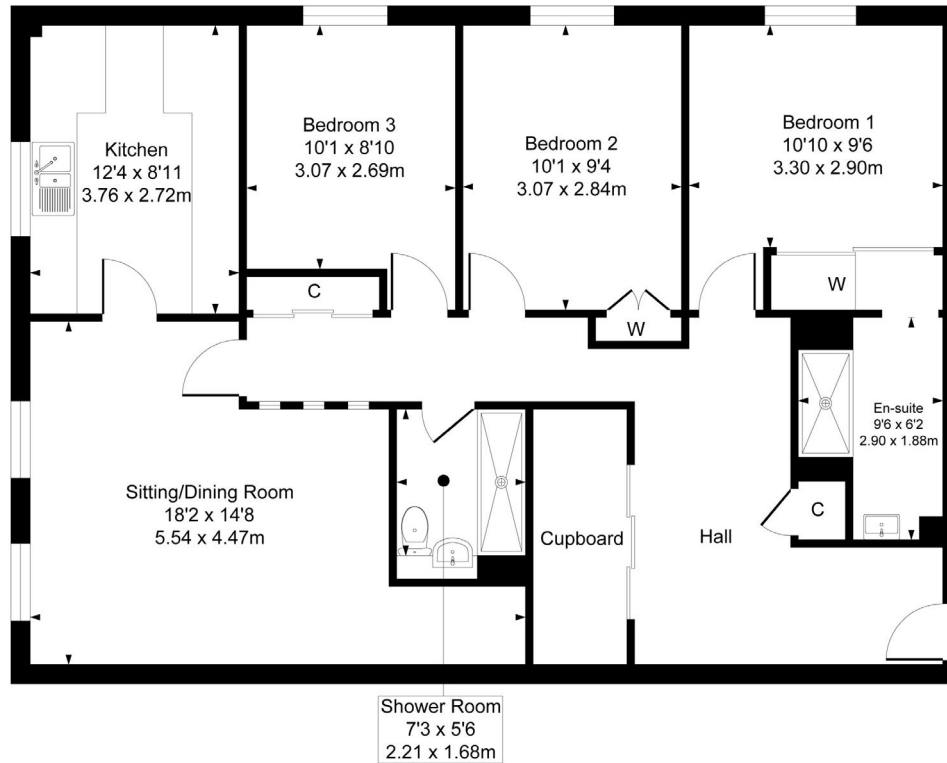
[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)







**Apt 36 250 Camphill Avenue, Langside**  
**Approximate Gross Internal Area**  
**1066 sq ft - 99.03 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.



**Nicol Estate Agents**

**Viewing**

By appointment through  
Nicol Estate Agents  
**Clarkston**

**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, electricity and drainage.

**Local Authority**

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU

Tel: 0141 287 2000

**Property Reference**

CLA