



**10 Broadlie Drive, Knightswood G13 3AP**

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## Situation

The property is well situated for access to local shops, bus links and amenities. A wider selection of shops and supermarkets can be found on Great Western Road, Anniesland Cross, and Dumbarton Road.

A selection of educational and leisure activities are located nearby. Schooling can be found locally at both primary and secondary levels. The Botanic Gardens and Glasgow University are only a short drive away.

The nearby Clydeside Expressway, Clyde Tunnel and the M8 ensure easy access to neighbouring business districts and some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.











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## Property Description

A two bedroom semi detached villa, conveniently located for local amenities and transport links.

Internally the property would benefit from a degree of internal modernisation and comprises:

**Ground Floor:** Reception Hall, bay window sitting room. Kitchen. Shower wet room.

**First Floor:** upper landing with storage. Bedroom one. Bedroom two.

The property benefits by private garden grounds, gas central heating and is mostly double glazed.



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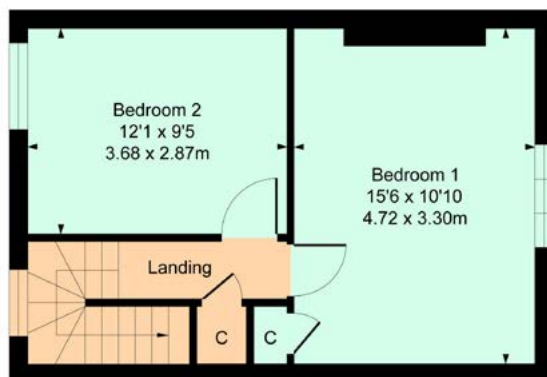




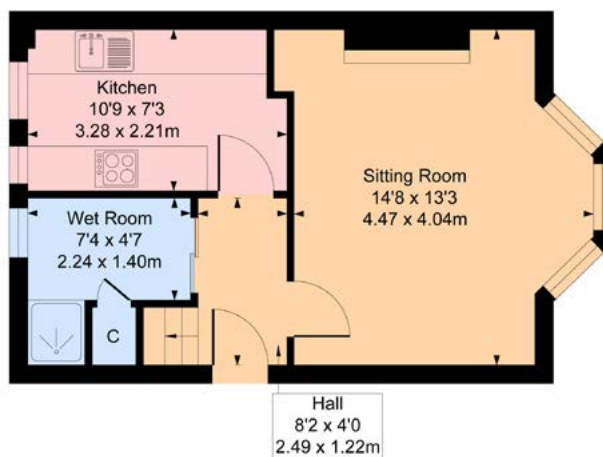


## 10 Broadlie Drive, Knightswood

Approximate Gross Internal Area  
705 sq ft - 65.49 sq m



First Floor



Ground 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.



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### Viewing

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

### Outgoings

Glasgow City Council  
Band D

### 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

3472

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