



**Ground Floor, 191 Riverford Road, Newlands, G43 2DE**

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## Situation

The area is well served by regular train and bus services to the city centre and to East Kilbride. Newlands and the neighbouring suburbs of Shawlands, Pollokshields and Giffnock provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. 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.

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. Further transport links are within walking distance of the property.







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## Property Description

An outstanding two bedroom ground floor conversion positioned within this locally admired terrace, close to local shops, amenities, Newlands Park and transport links.

A home of character and style, occupying the ground floor of this end terrace villa dating back to early 1900's. Behind its timeless façade, the property retains much of its original character and craftsmanship, enhanced by a tasteful contemporary bespoke interior. The layout provides flexible and well-proportioned accommodation, designed to suit modern family living.

The accommodation comprises:

A welcoming reception hallway with two storage cupboards, affords access to all other apartments. An impressive and well presented bay window sitting room, overlooks the front garden of the property and has a feature fireplace, window seat and decorative corning. Well appointed dining sized kitchen with a range of base and wall mounted units, integrated appliances, complementary worktop with matching splashback and a custom built seating area. A stable style door provides direct access out to the communal rear garden. Bedroom one is particularly spacious and overlooks the front garden and has bespoke fitted wardrobes, fitted dresser and storage. A second double bedroom overlooks the rear and also benefits from bespoke fitted wardrobes. A stunning shower room completes the accommodation.

The property benefits from double glazing, gas central heating, and an enclosed front garden.

To the rear, there is a shared driveway and a shared rear garden, with a private seating area and a large, shelved purpose built shed and an outside tap.

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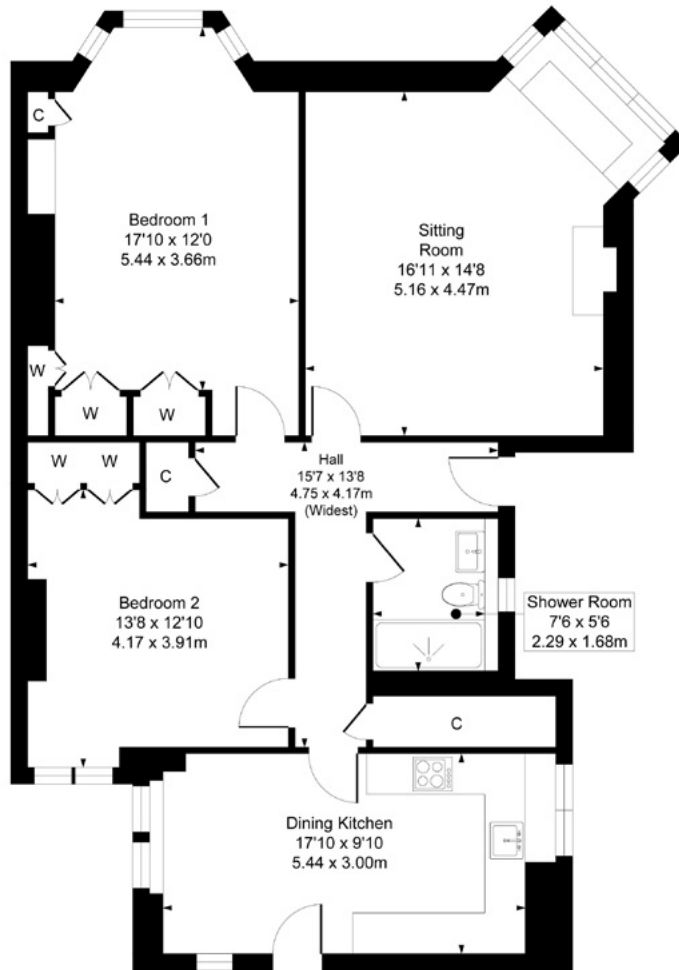






# 191 Riverford Road, Newlands

Approximate Gross Internal Area  
1078 sq ft - 100.14 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 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 and electricity. Gas central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU

Tel: 0141 287 2000

### Property Reference

CLA 699

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