



**22 Elm Street, Whiteinch, G14 9PX**

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



Nicol Estate Agents



Nicol Estate Agents

## Situation

Whiteinch is centrally located for the City Centre, business districts and all West End amenities including Glasgow University, Victoria Park, the Botanic Gardens and Kelvingrove Park & Art Galleries.

Whiteinch and its neighbouring suburbs of Scotstoun and Partick offers a range of amenities and is in close proximity to the West End Retail Park, Scotstoun Leisure Centre, SECC, Clyde Auditorium and the Hydro. The 'Squinty' Arc Bridge links the north bank of the river Clyde to the south bank at Pacific Quay where the BBC and the SMG are headquartered. Nearby, the new Renfrew Bridge has significantly reduced journey times to Queen Elizabeth Hospital, Braehead Shopping Centre and Glasgow Airport. Dumbarton Road, Crow Road and Byres Road and offer a range of popular bars and restaurants as well as a selection of local shops and supermarkets.

Excellent access to main arterial road networks (M8 / M77 & Clyde Tunnel) & regular bus, underground & rail links for commuter access.











Nicol Estate Agents

## Property Description

A well presented traditional three mid terrace villa, situated in the Victoria Park Conservation Area, close to local amenities, shops and commuter links.

The complete accommodation comprises:

**Ground Floor:** Entrance vestibule. Welcoming reception hall with staircase to upper level. Bay window sitting room overlooking the front garden. Dining/family room to rear. Well appointed kitchen fitted with a range of wall mounted and floor standing cabinets and affords access to rear garden.

**Half landing:** Attractive four piece bathroom comprising of a bath, corner shower, wash hand basin and WC. Walk in storage cupboard.

**First Floor:** Upper landing affording access to three bedrooms.

The property is further complemented by gas central heating and double glazing. Private garden grounds with an enclosed rear garden.

# 22 Elm Street, Whiteinch

Approximate Gross Internal Area  
1039 sq ft - 96.52 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  
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

3528