



**97 Whittingehame Court, 1300 Great Western Road, Kelvinside G12 0BH**

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## Situation

Whittingehame Court is conveniently situated for access to local shops and amenities at Anniesland Cross and a wider selection of shops and restaurants can be found on Great Western Road and Byres Road.

The area surrounding the property offers a range of amenities, excellent local facilities with a diverse range of shops, supermarket facilities, Kelvingrove Park, Botanic Gardens, Glasgow University, the SECC, Clyde Auditorium and Pacific Quay where the BBC and the SMG are headquartered. Excellent commuting links to the City Centre, by bus and train links.

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











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## Property Description

A bright and spacious three bedroom fourth floor apartment, set within this popular development, well placed for local amenities in the surrounding area.

Whittingehame Court comprises of three purpose built block, built in the 1960's by MacTaggart & Mickel and is positioned within well kept communal gardens.

The property has been well maintained but would now benefit from some modernisation.

The accommodation comprises:

Secure controlled entry leads to a well-kept communal entrance, lift and stair access to all levels.

Reception hallway with storage. Spacious and bright triple aspect sitting/dining room overlooking the well kept gardens grounds and Great Western Road. Kitchen with a range of wall mounted and floor standing units. Bedroom one with fitted wardrobe. Bedroom two with fitted wardrobe. Bedroom three. The shower room completes the overall accommodation.

The property is further complemented by electric central heating and double glazing.

Residents parking.

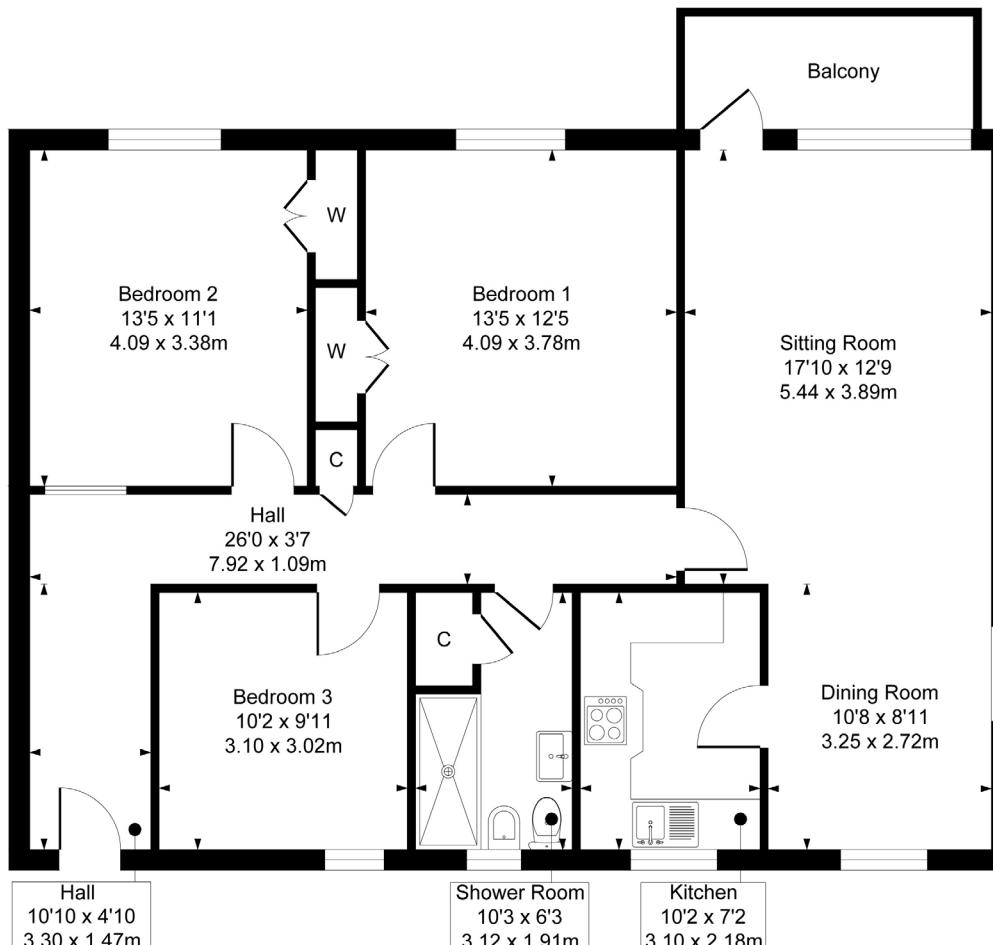
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# 97 Whittingehame Court, Kelvinside

Approximate Gross Internal Area  
1072 sq ft - 99.59 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 E

## Services

The property will be supplied by mains water and electricity. Electric central heating.

## Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU

Tel: 0141 287 2000

**Property Reference**  
3527