



Flat 3, 52 Queens Park Avenue, Queen's Park, G42 8BT
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Situation

Queen's Park and its neighbouring suburb of Strathbungo and Shawlands provide a broad range of excellent shopping facilities, coffee shops, supermarkets, restaurants, bars and numerous recreational facilities and is in close proximity to Queen's Park and Pollok Country Park. 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.

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 regular train and bus services to the City Centre and to East Kilbride.









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Property Description

Seldom available, a well presented two bedroom first floor flat positioned within this attractive and admired blonde sandstone building close to local amenities, Queen's Park and commuting links.

Internally the property has been well maintained and offers stylish modern living and retains some original features and characteristics.

The accommodation comprises:

Well-kept and illuminated communal entrance with stair access to all levels. Porch access Bright and spacious bay window sitting room with open plan well appointed modern kitchen with a complement of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one with fitted wardrobes and storage. Bedroom two has fitted wardrobes. Both bedrooms are of double proportions. An attractive four piece bathroom completes the overall accommodation.

The property is further complemented by controlled security entry system, gas central heating, double glazing and a resident's garden.

This flat also benefits from shared parking space. Private residents car park.

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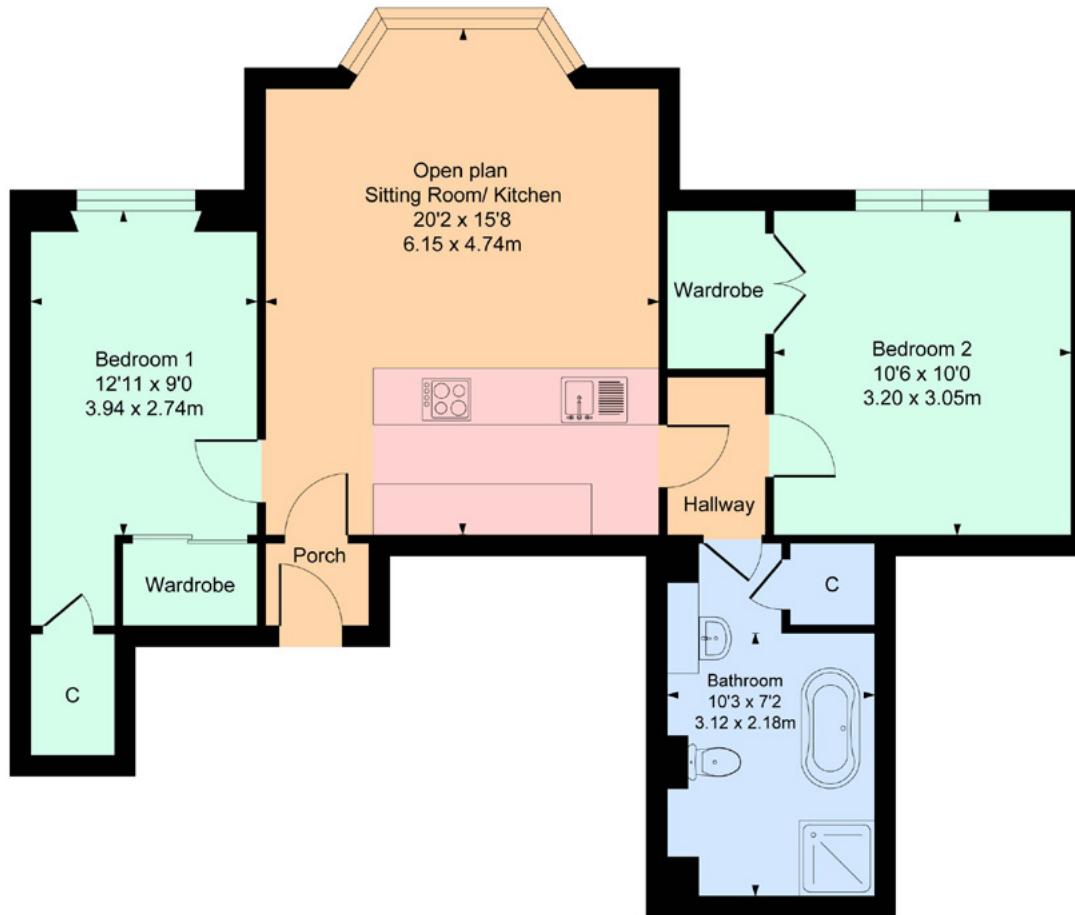




52 Queens Park Avenue, Queenspark

Approximate Gross Internal Area

813 sq ft - 75.53 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 C

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band tbc

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

3430

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