



Flat 3/1, 65 Barrmill Road, Mansewood G43 1EA

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Situation

The area is well served by regular train and bus services to the City Centre. The neighbouring suburbs of Shawlands, Pollokshields and Thornliebank provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn Shopping Centre, only a short drive away, 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.









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Property Description

A well presented three bedroom top floor flat, commanding extensive views over the surrounding area and beyond, located within this continually popular area, close to local amenities.

At present the complete accommodation comprises:

Welcoming reception hallway with three storage cupboards. Spacious sitting/ dining room with access to a private balcony, enjoying far reaching views. Well appointed refitted kitchen fitted with a range of wall mounted and floor standing units. Three double bedrooms, all with wardrobes. A refitted bathroom completes the accommodation.

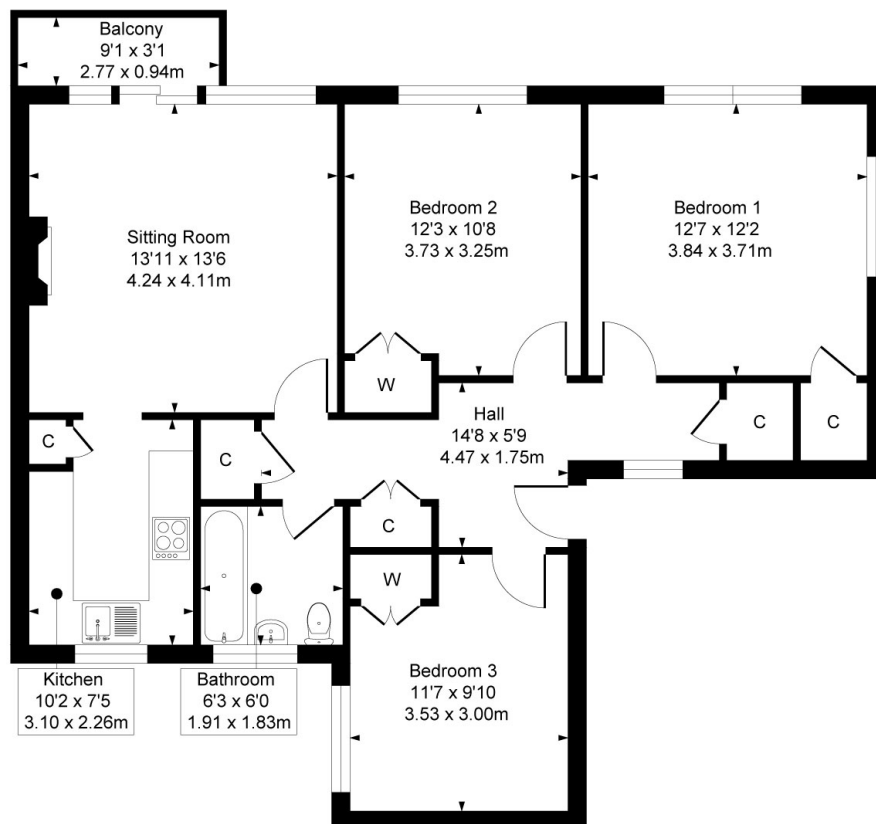
The property benefits from gas central heating and double glazing. Communal rear garden with bin stores.



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3/1, 65 Barmill Road
Approximate Gross Internal Area
Main House 885 sq ft - 82.21 sq m
Balcony 28 sq ft - 2.60 sq m
Total 913 sq ft - 84.81 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 B

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

3577

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