



**337 Curtis Avenue, Kings Park, G44 4NB**

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### Situation

King's Park is well served by regular train and bus links to the City Centre and to East Kilbride. The neighbouring suburbs of Cathcart, Burnside and Rutherglen provide a broad range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride and Silverburn Shopping Centres provides an extensive range of shops, cinema complex, restaurants and supermarkets.

There are a number of golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach. Schooling is available locally at both primary and secondary level including St Fillan's Primary School, Kings Park Primary, Holyrood Secondary and Kings Park Secondary.

Linn Park is the second largest park in the city. It has a variety of activities including a golf course and several children's play areas. The extensive grounds offer woodland and river walks. Holmwood House, which was designed by one of Scotland's greatest Classical architects, Alexander "Greek" Thomson (1817-1875) is situated within the park and maintained by the National Trust for Scotland.

The M77 provides commuter links 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.









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## Property Description

A three bedroom upper cottage flat, situated in this continually popular location, in close proximity to local amenities and transport links.

**Ground floor:** Entrance hallway with staircase to accommodation.

**First Floor:** Upper landing. Sitting room/bedroom three with bay window to front. Family room, overlooking the rear. Kitchen fitted with a range of floor and wall mounted cabinets. Two bedrooms. A bathroom with three piece suite completes the accommodation.

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

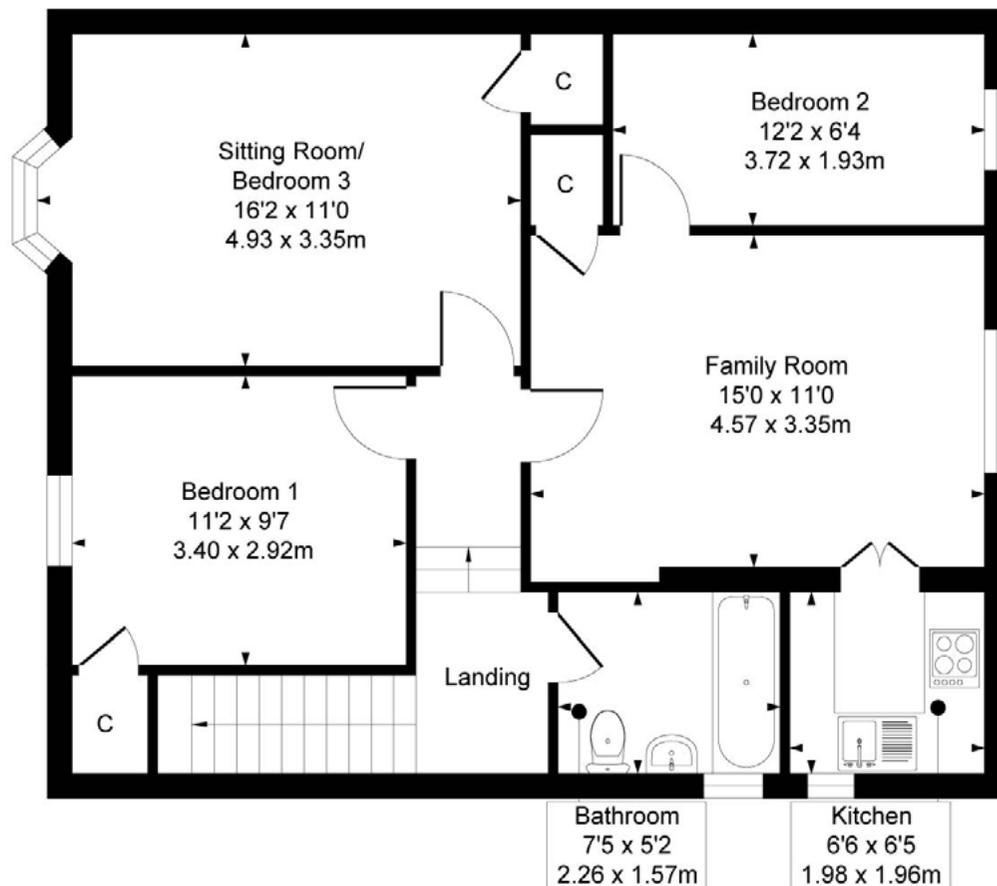
Private garden area to the rear.



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## 337 Curtis Avenue, Kings Park

Approximate Gross Internal Area  
751 sq ft - 69.77 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  
**Clarkston**

### 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 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 665

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