



**0/2, 2 Auldhouse Avenue, Auldhouse, Glasgow G43 1DN**  
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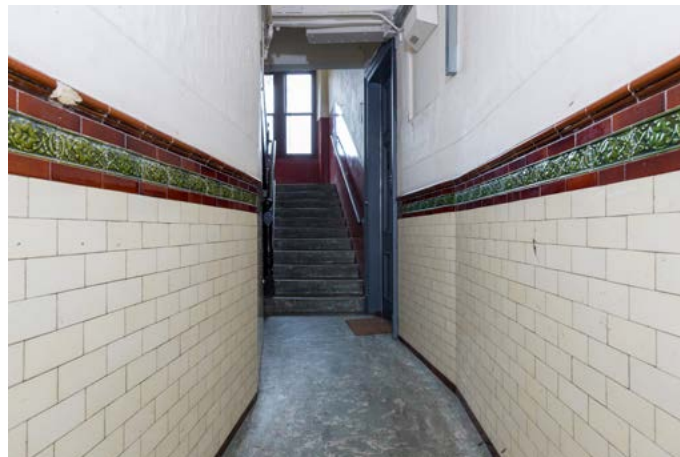
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## Situation

The neighbouring suburbs of Shawlands, Thornliebank and Giffnock provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn Shopping Centre, 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 motorway 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. Bus and rail links are within a short distance of this property.













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## Property Description

A well presented two bedroom ground floor flat located within this continually popular area close to local amenities.

At present the complete accommodation comprises:

Shared entrance with security entry, welcoming reception hallway with good storage. Bright bay window sitting room with feature fireplace at focal point. Well appointed modern kitchen fitted with a range of wall mounted and floor standing units Two double bedrooms, Modern refitted attractive bathroom with three piece suite completes the accommodation.

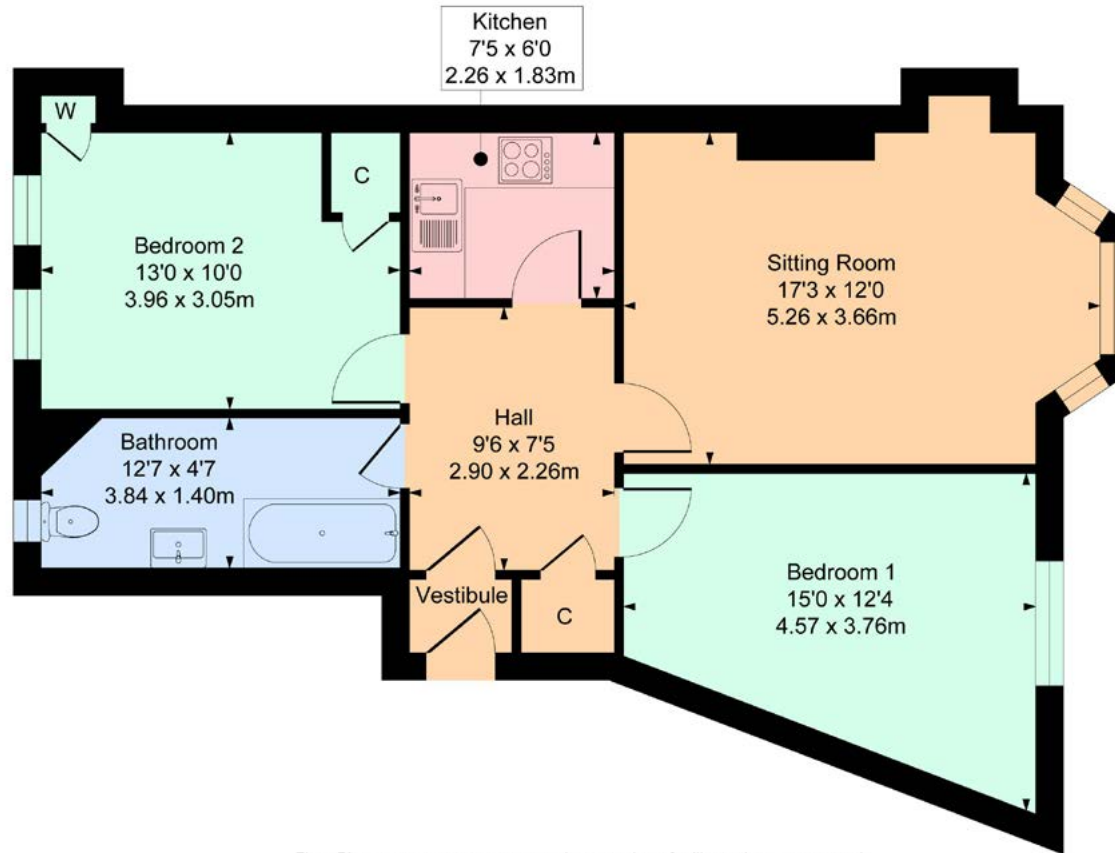
The property benefits from gas central heating, double glazing and Communal rear garden with bin stores.

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# 0/2 2 Auldhouse Avenue, Auldhouse

Approximate Gross Internal Area

801 sq ft - 74.41 sq m



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

**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 B

## Fixtures & Fittings

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

## Energy Efficiency Rating

Band D

## 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

3447