



The Manse, 33 Mannering Road, Waverley Park, Shawlands G41 3SW
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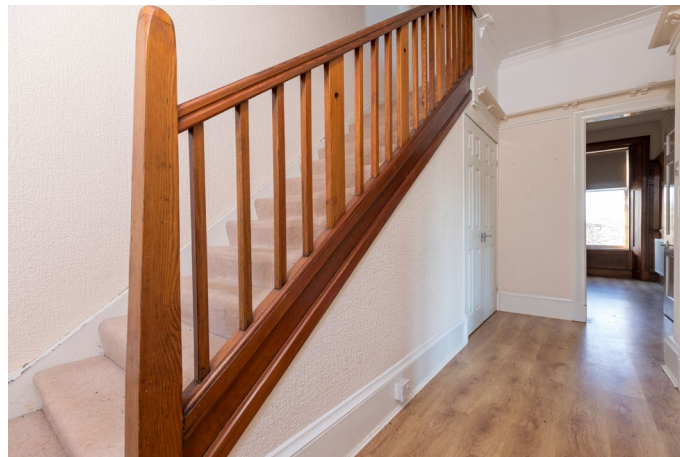
Situation

Shawlands and its neighbouring suburbs, Pollokshields, Strathbungo and Langside, offer a diverse range of amenities including shops, boutiques, supermarkets, restaurants, bars, gyms, and coffee shops, along with numerous recreational facilities. The area is also conveniently close to Pollok Country Park.

Silverburn Shopping Centre, just a short drive away, provides an even wider selection of retail outlets, eateries, and supermarkets. For leisure enthusiasts, several golf courses such as Pollok and Haggs Castle Golf Clubs are nearby, as well as a choice 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 was originally part of the Old Pollok Estate, which was home to the Maxwell family for over 700 years. In 1966 Mrs Anne Maxwell Macdonald gifted the estate, including Pollok House, to Glasgow Corporation on condition that it remained a public park. 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.

Excellent transport links include the M77 and M8 motorways, providing easy access to Glasgow City Centre, Glasgow Airport, and the wider Central Scotland motorway network, as well as routes south to Ayrshire and Prestwick Airport via the Glasgow Southern Orbital. Regular train and bus services also connect the area to the City Centre and East Kilbride.





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Property Description

Seldom available, a spacious six apartment traditional semi detached villa located in the Waverley Park area of Shawlands, occupying a corner plot and commanding elevated views towards Glasgow City Centre and Pollok Country Park. The property enjoys a prime central location close to Shawlands Train Station, local amenities, schools, shops, cafés, and excellent transport links along Kilmarnock Road and Pollokshaws Road.

The property has been well maintained and retains some of its original character but would now benefit from some modernisation. In total the accommodation extends to around 1,423 Sqft (132 Sqm) and provides flexible accommodation formed over two levels.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper floor, storage and stained glass window panel to front. Spacious side facing bay window sitting room, with a fireplace, and an additional window to front. Wood panelled dining/family room with fireplace. Kitchen is fitted with a range of wall mounted and floor standing units. Separate utility room and WC.

First Floor: Upper landing. Generous principal bedroom with bay window commanding far reaching views towards the City Centre and beyond. Bedroom two, again with views towards the City Centre and Pollok Country Park. Bedroom three, is located to the rear. Bedroom four overlooks the front. The house family bathroom competes the accommodation.

The property further benefits from gas central heating and is mostly double glazing. A monobloc driveway to the side provides off street parking.

Well kept corner garden grounds with a southerly orientation at the rear.

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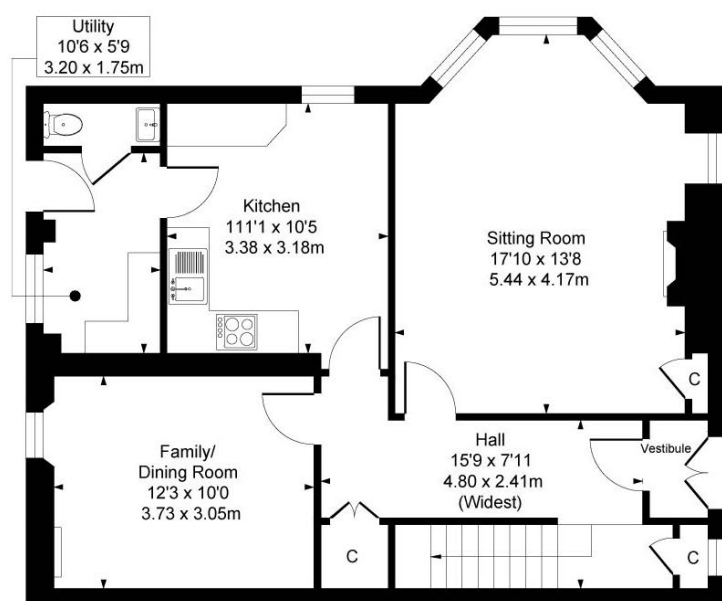




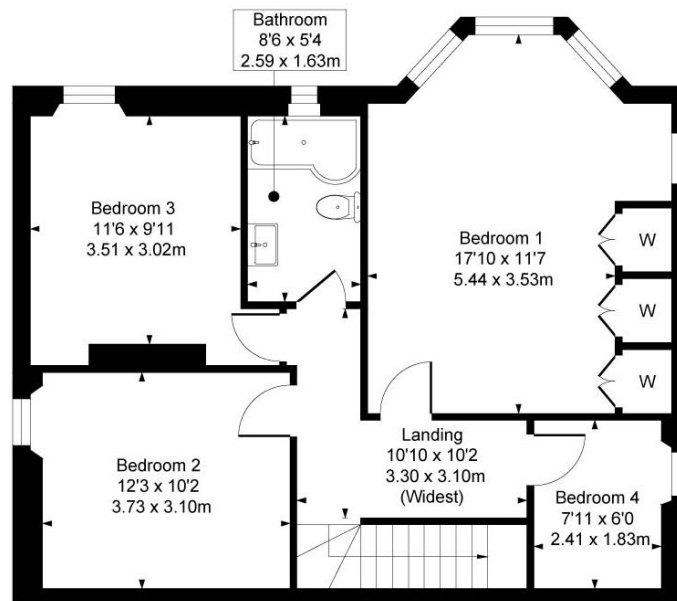


33 Mannering Road, Shawlands

Approximate Gross Internal Area
1423 sq ft - 132.20 sq m



Ground Floor



First Floor

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 F

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

3539

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