



Apt 5, 20 Haggswood Avenue, Pollokshields, G41 4RE

www.nicolestateagents.co.uk



Nicol Estate Agents





Nicol Estate Agents

Situation

Pollokshields and the neighbouring suburbs of Strathbungo and Shawlands offer an excellent range of amenities, including independent boutiques, shops, supermarkets, restaurants, bars, cafés, coffee shops, gyms and leisure facilities. The area also benefits from its close proximity to the historic and expansive Pollok Country Park.

Glasgow's largest park and the city's only country park, Pollok Country Park provides an exceptional blend of open parkland, woodland and formal gardens, creating a peaceful setting for both visitors and wildlife. The park formed part of the historic Pollok Estate, which was owned by the Maxwell family for more than 700 years. In 1966, Mrs Anne Maxwell Macdonald gifted the estate, including Pollok House, to Glasgow Corporation on the condition that it remain a public park. The park has received significant recognition, having been named Britain's Best Park in 2006 and Europe's Best Park in 2008. 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.

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.

Pollokshields is particularly well placed for commuting, with excellent road and public transport connections. The M77 and M8 motorways provide convenient access to Glasgow City Centre, Glasgow Airport and the wider Central Scotland motorway network, with the Glasgow Southern Orbital also providing routes towards Ayrshire and Prestwick Airport. Regular train and bus services offer further connections to Glasgow City Centre and East Kilbride.









Nicol Estate Agents

Property Description

A bright and spacious three-bedroom ground floor apartment, enjoying a leafy outlook and pleasant views across the well-maintained residents' garden grounds, set within the popular Haggswood Avenue development. The property is conveniently positioned close to local amenities, excellent transport links and the historic Pollok Park.

The property has been upgraded and well maintained by the present owners and extends to approximately 1,058 Sqft (98 Sqm), offering well-proportioned and flexible accommodation.

A particular feature is the versatility of the three bedrooms, which could readily be adapted to provide additional reception, dining, home office or hobby space to suit individual requirements. Further benefits include a south-facing sit-out balcony and a single garage.

The accommodation comprises:

- Controlled door security entry system leading to a well-kept residents' entrance foyer.
- Impressive 28' welcoming reception hallway with an abundance of storage.
- Bright and spacious sitting room with feature fireplace and access to the south-facing sit-out balcony.
- Well-appointed kitchen fitted with a range of wall-mounted and floor-standing units.
- Three generous double bedrooms.
- An attractive bathroom completes the accommodation.

The property further benefits from gas central heating, double glazing, neutral décor and recently replaced carpets. In addition, there is a single garage and residents' parking.

The development is surrounded by attractive, well-kept residents' garden grounds, providing a pleasant leafy setting and a welcoming environment for residents to enjoy.

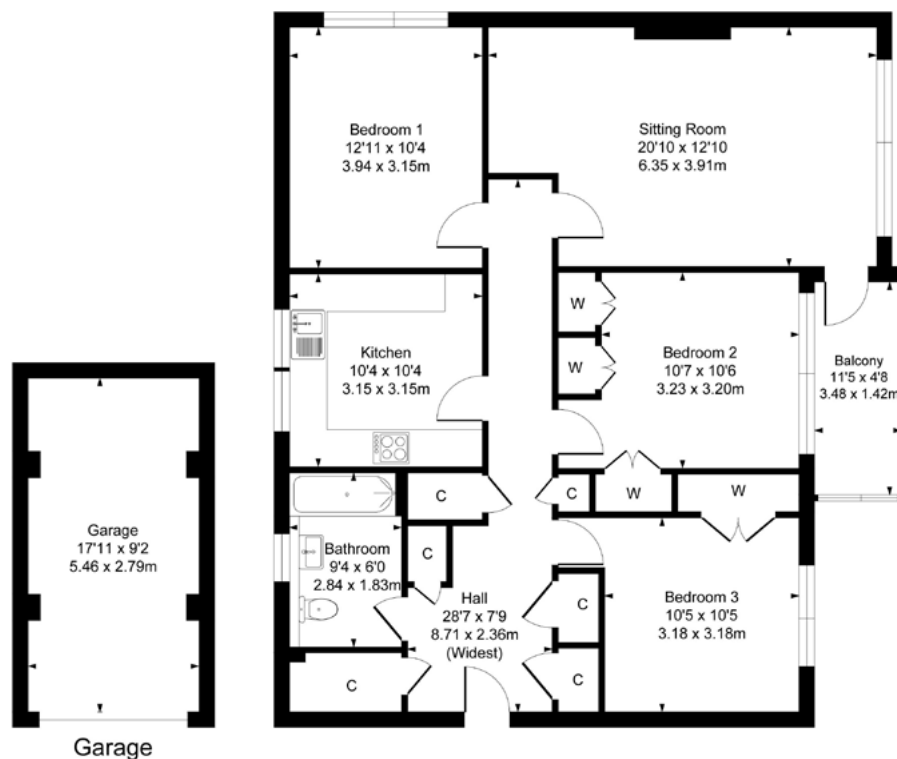
www.nicolestateagents.co.uk





Apt 5, 20 Haggswood Avenue, Pollokshields

Approximate Gross Internal Area
Accommodation 1058 sq ft - 98.29 sq m
Garage 164 sq ft - 15.23 sq m
Balcony 53 sq ft - 4.92 sq m
Total 1275 sq ft - 118.44 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.



Nicol Estate Agents

Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band E

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, electricity and drainage.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference

3668

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



www.nicolestateagents.co.uk