



3/2, 414 Victoria Road, Queens Park, G42 8YS
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Perfectly positioned in one of Glasgow's most popular and well-connected southside locations, Victoria Road enjoys an excellent selection of independent coffee shops, popular restaurants, artisan bakeries, local boutiques, and everyday conveniences, all just moments away. Superb transport links make commuting into Glasgow city centre and beyond both quick and convenient.

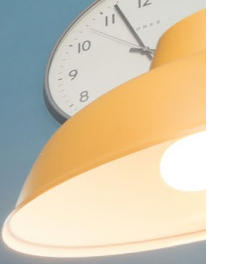
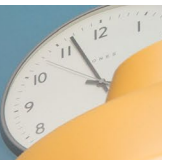
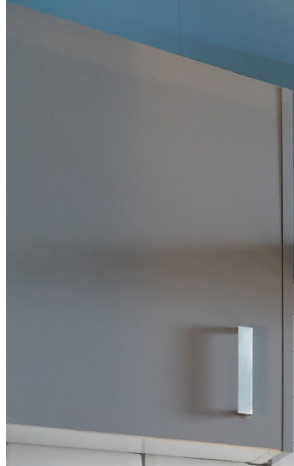
The surrounding areas of Queen's Park, Govanhill, Langside, and Strathbungo are renowned for their lively atmosphere and exceptional range of amenities, including stylish bars, highly regarded restaurants, supermarkets, and an array of leisure facilities including Yoga & Pilates studios. Residents are also ideally placed to enjoy the open green spaces of Queen's Park and the beautiful Pollok Country Park, offering the perfect balance of city living and outdoor lifestyle. For more extensive retail and dining options, Silverburn Shopping Centre is just a short drive away.

For those with an active lifestyle, the area is particularly well served by the Glasgow's South City Way, one of the most ambitious urban cycle routes in the country. Running for 3km, the routes fully separated, on-street cycle lanes provide a high-quality, direct link from Queen's Park to Trongate in the city centre in around 14 minutes. Further recreational facilities include Pollok Golf Club and Haggs Castle Golf Clubs, alongside a variety of local health and fitness clubs.

Queen's Park itself is one of the city's most cherished green spaces, offering beautifully maintained grounds, sporting and recreational facilities, a charming boating pond, glasshouse, and breathtaking views stretching across the city skyline towards the Campsie Hills and Ben Lomond.

The property is conveniently located to regular train and bus services providing easy connections to the city centre and East Kilbride. The nearby M77/M74 and M8 motorway networks provide excellent access to Glasgow city centre, Glasgow Airport, and the wider Central Scotland road network, as well as convenient routes south towards Ayrshire and Glasgow Prestwick Airport







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Property Description

An upgraded and beautifully presented traditional one-bedroom top floor flat, ideally positioned close to Queen's Park, with excellent local amenities, transport links, and a superb selection of nearby shops and cafés.

Internally, the property has been thoughtfully upgraded and meticulously maintained by the current owner, offering stylish and comfortable accommodation throughout.

A secure controlled entry system leads into a well-kept communal entrance, with stair access to all levels.

The accommodation comprises a welcoming entrance vestibule leading into a reception hall with a useful walk-in storage cupboard. The bright and spacious sitting room provides an inviting living space and also benefits from a walk-in storage cupboard, ideal for use as a study area or home office nook. The well-appointed dining kitchen is fitted with an attractive range of wall-mounted and floor-standing units, offering excellent storage and workspace. The generously proportioned double bedroom provides a peaceful retreat, while the attractive bathroom, with shower above bath, completes the accommodation.

Further benefits include gas central heating and double glazing, ensuring comfort and efficiency.

Externally, the property enjoys access to a well-maintained communal rear garden with convenient bin stores.

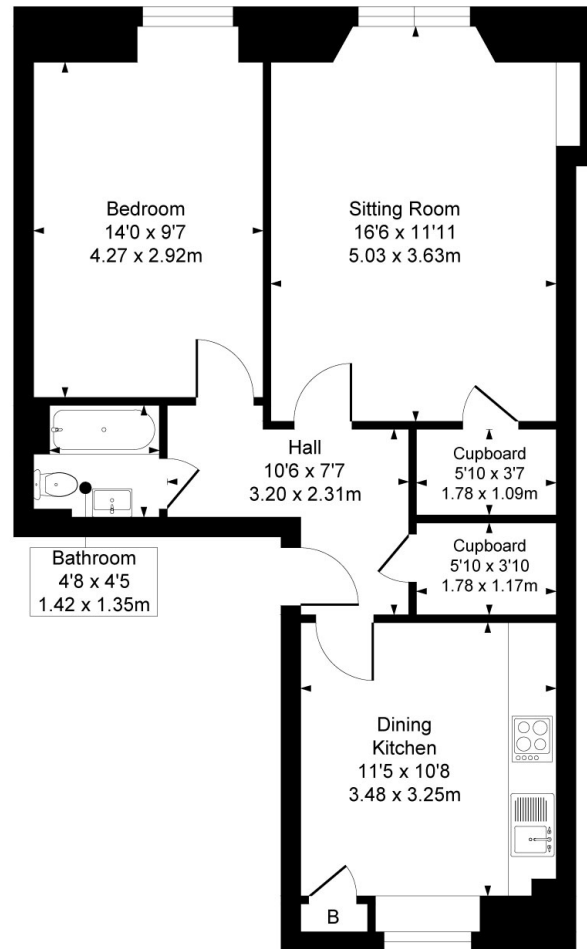


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3/2, 414 Victoria Road, Queens Park
Approximate Gross Internal Area
600 sq ft - 55.74 sq m



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 B

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, electricity and drainage.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

CLA 681