



Flat 0/2, 11 Tankerland Road, Cathcart

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Cathcart and its neighbouring suburbs of Shawlands, Langside and Muirend provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. The area is well served by regular train and bus services to the City Centre (4 miles) and to East Kilbride. Silverburn Shopping Centre is a short drive away.

Linn Park is the second largest park in the city and with its variety of activities including children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland.

The M77/M8 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.









Nicol Estate Agents

Property Description

A bright and well presented ground floor flat, located within the ever popular Tankerland Road, close to local shops, amenities and transport links.

The accommodation comprises:

Secure controlled entry leads to a well-kept and illuminated communal entrance. Stairwell access to all levels.

Welcoming reception hallway with two storage cupboards off. Bright sitting room with elevated views over front gardens. Kitchen with a range of wall mounted and floor standing units. Double bedroom with fitted wardrobes to front. Double bedroom to rear. Bathroom with three piece suite and shower over bath completes the overall accommodation.

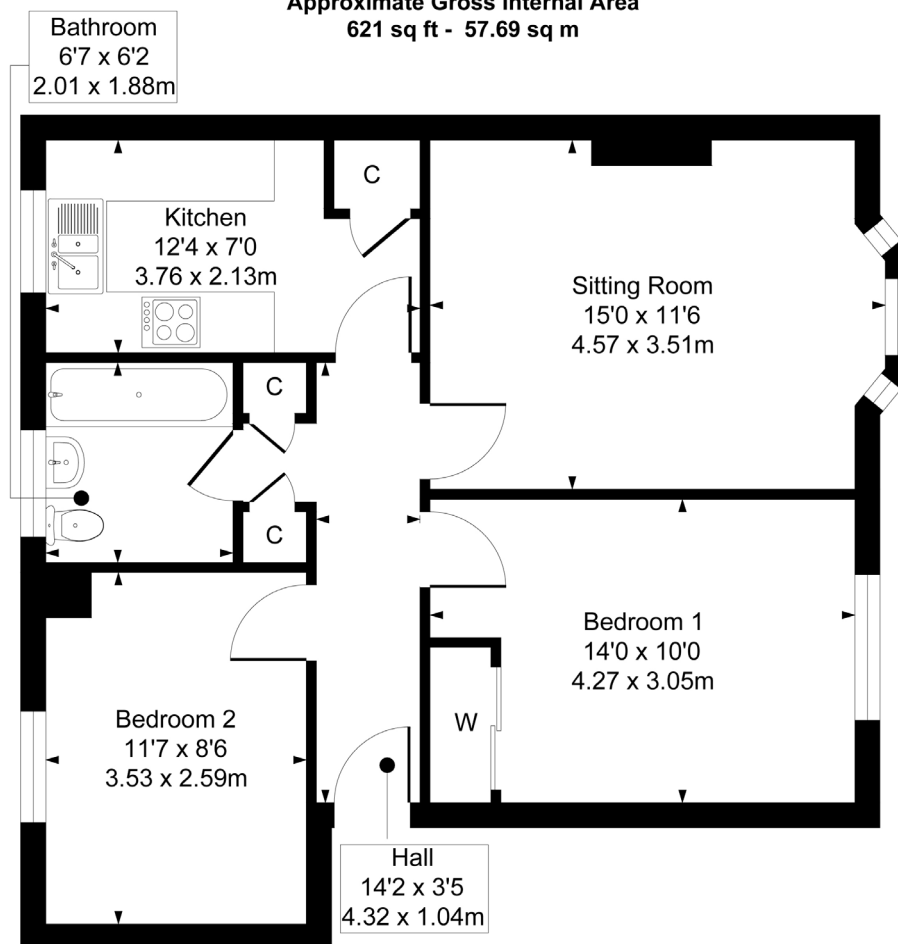
The property is further complemented by gas central heating and double glazing. Well kept communal areas to the rear with bin stores.



www.nicolestateagents.co.uk

0/2 11 Tankerland Road, Cathcart

Approximate Gross Internal Area
621 sq ft - 57.69 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
Clarkston

Outgoings

Glasgow City Council
Band D

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

Services

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference

CLA715

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