



Flat 3/1, 26 Cartside Quadrant, Langside G42 9SL

www.nicolestateagents.co.uk



Nicol Estate Agents





Nicol Estate Agents

Situation

Langside is one of the oldest and most event filled areas on the south side of Glasgow. There is evidence of prehistoric settlement, a famous battle, a community of radical weavers and some mansions, before it became fully urbanised.

Langside and its neighbouring suburb of Shawlands provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is near Queen's Park and Newlands Park. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets is around a 10 minute drive away. There are several golf courses in the area including Pollok and Haggs Castle Golf Clubs and a selection of local health clubs.

Queen's Park itself is a beautiful Sir Robert Paxton creation which offers something for everyone, from manicured lawns, sport and recreational facilities, boating pond, glasshouse and extensive views across the City towards the Campsie Hills and Ben Lomond.

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 M77 provides commuter to the City Centre, Glasgow Airport and along with the Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport. The area is well served by first class train and bus services to the city centre and to East Kilbride.







Nicol Estate Agents

Property Description

A well presented two bedroom top floor flat, close to local amenities and transport links.

The property has been upgraded by the present owner and comprises:

Controlled door entry security system leads to a well kept communal entrance hallway with stair access to all levels.

Welcoming reception hallway. Bright and spacious sitting room with balcony off. Kitchen fitted with a range of wall mounted and floor standing units. Two good size bedrooms with wardrobes. A modern refitted shower completes the overall accommodation. There are two storage cupboards accessed from the communal entrance hallway.

The property is further complemented by gas central heating and double glazing. Well kept communal gardens with bin stores.

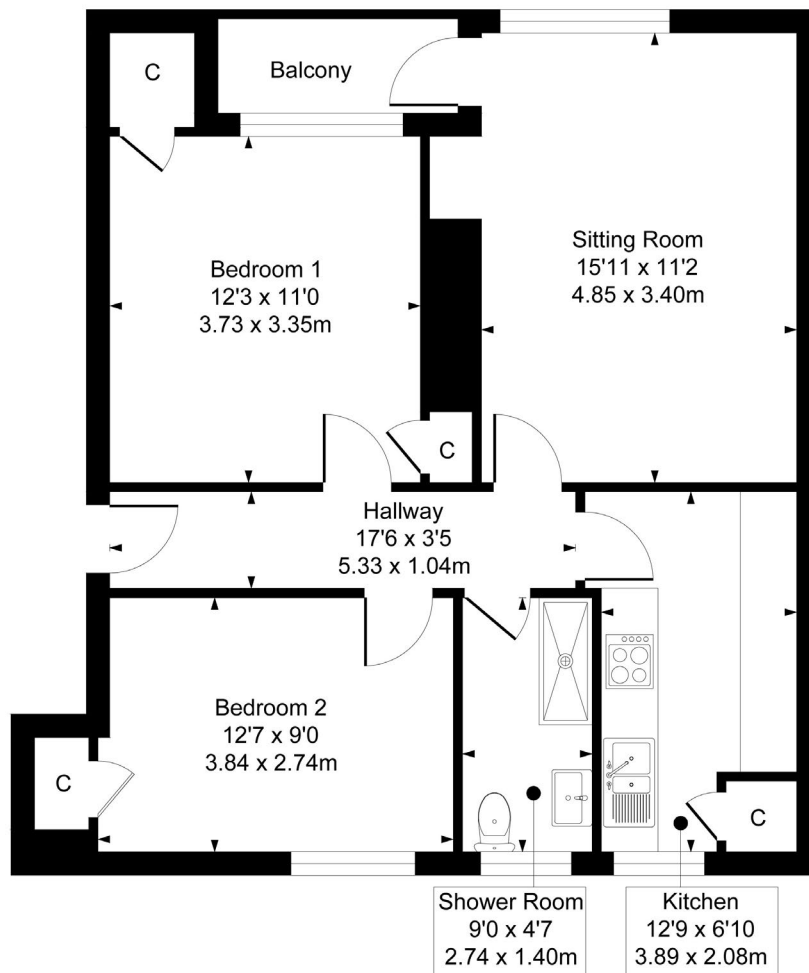
www.nicolestateagents.co.uk





Flat 3/1, 26 Cartside Quadrant, Langside

Approximate Gross Internal Area
677 sq ft - 62.89 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 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 and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

CLA 689

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