



3/1, 132 Calder Street, Govanhill, G42 7QP

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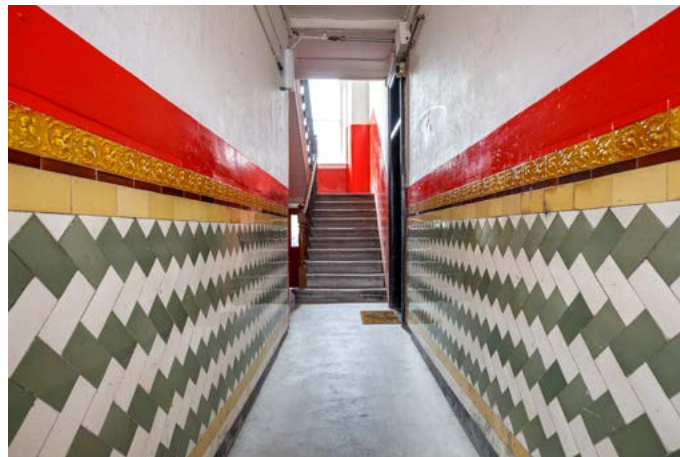
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Situation

The area is well served by regular train and bus services to the City Centre and to East Kilbride. Crosshill and Queens Park and the neighbouring suburbs of Shawlands and Langside provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn Shopping Centre, a short drive away, provides an extensive range of shops, restaurants and supermarkets. There are a number of golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach.

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.

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.











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Property Description

A bright and well presented traditional top floor two bedroom flat, conveniently placed for local amenities, shops and transport links

The flat has been upgraded by the present owners and comprises:

Secure controlled entry leads to a well-kept communal entrance, stairwell access to all levels.

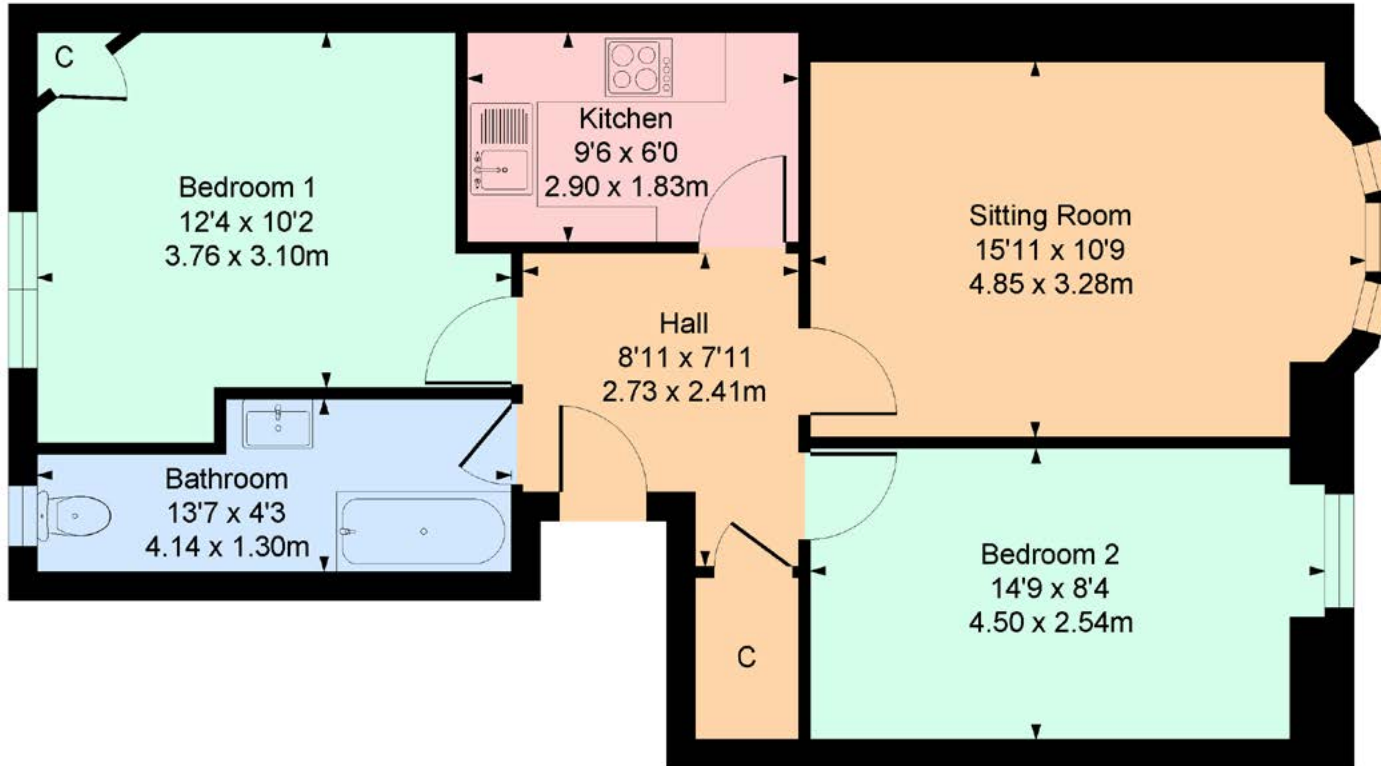
Reception hall affording access to all other rooms with storage cupboard. Bright bay window sitting room, internal kitchen with a range of wall mounted and floor standing units. Bedroom one, double sized to rear Bedroom two again a double bedroom. Three piece bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Communal rear courts with bin stores. Factor is Govanhill Housing Association.

132 Calder Street, Govanhill

Approximate Gross Internal Area

638 sq ft - 59.27 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
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

3432

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