



39 Ashgrove Street, Glasgow, G40 4PU
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Situation

Ashgrove Street, is well situated for local shopping which can be found at nearby Rutherglen Main Street, Parkhead Forge and Retail Park. There is also a 24-hour Tesco within walking distance of the property as well as the Clyde Walkway and Cuningar Loop Woodland Park. Schooling at both primary and secondary levels is available locally and there are excellent road and public transport links close by including the refurbished Dalmarnock railway station allowing easy access to the City Centre and surrounding areas.

The M74/ M8 / M77 provides commuter access to the City Centre, Glasgow Airport and connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport. The area is well served by regular train and bus services to the City Centre.







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Property Description

A rarely available, mid-terraced villa, within the Riverside development in Dalrnock, which is conveniently located for a host of amenities and transport links

The accommodation comprises:

Spacious sitting/dining room, with storage off. A modern kitchen features a range of base & wall mounted units, contrasting work surfaces, integrated oven/hob and space for free-standing appliances. The ground floor is completed with a two piece W.C.

The first-floor accommodation comprises three spacious bedrooms which are all of a good size. There is a family bathroom featuring a three-piece suite comprising W.C, wash hand basin and bath with shower overhead, that completes the first floor accommodation.

The top floor comprises bedroom one, which is generous in size. Bedroom one, also benefits from a spacious en-suite comprising a W.C, wash hand basin and separate shower cubicle.

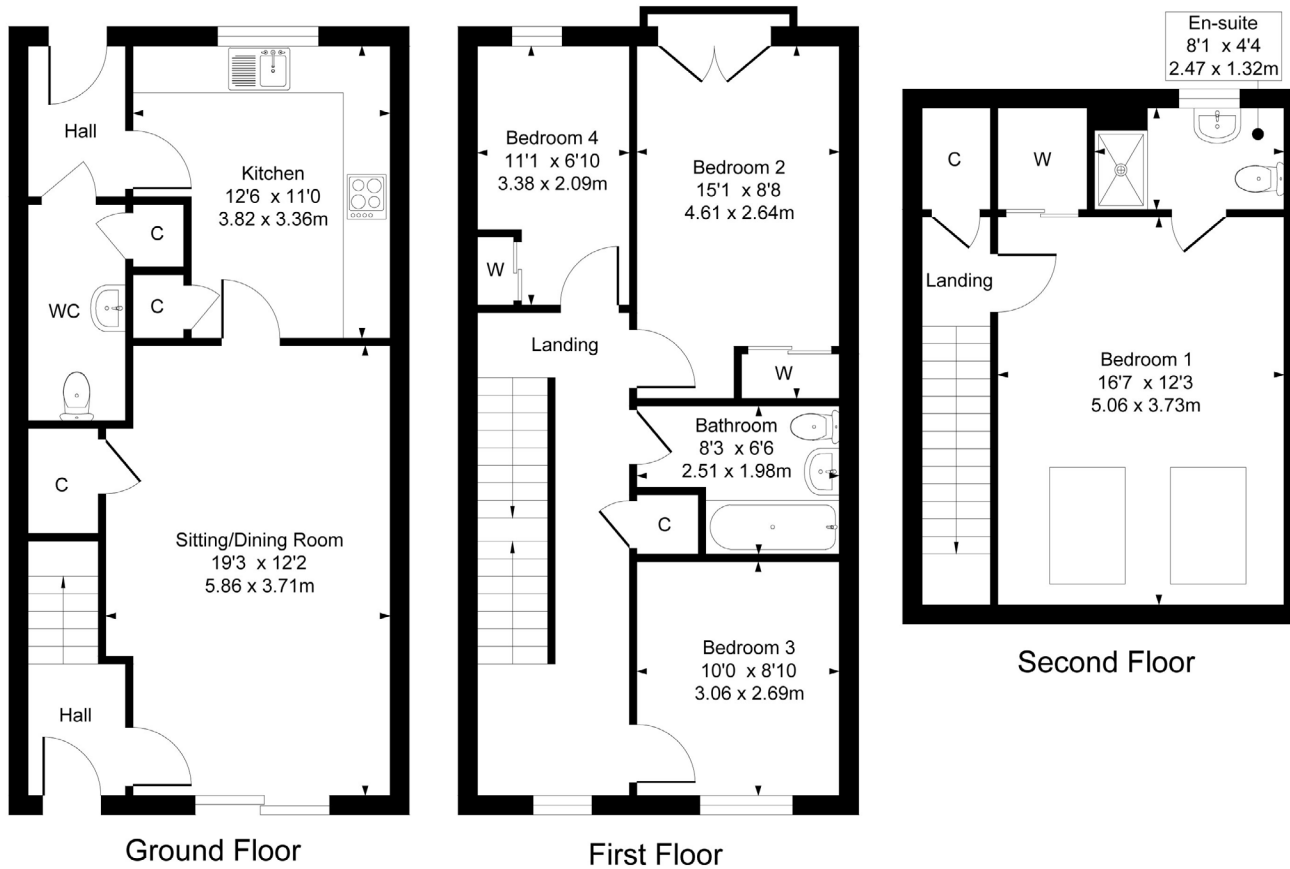








39 Ashgrove Street, Dalmarnock
 Approximate Gross Internal Area
 1324 sq ft - 123.00 sq m



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 D

Fixtures & Fittings

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

Energy Efficiency Rating

Band tbc

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

3605