



97 Crossmyloof Gardens, Pollokshields, G41 4AY

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Situation

The area is well served by regular train and bus services to the city centre and to East Kilbride. The neighbouring suburbs of Shawlands, Pollokshaws and Giffnock provide a broad range of excellent shopping facilities, supermarkets, fine restaurants, bars and numerous recreational facilities. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets. There are number of golf courses in the area including Pollok and Haggs Castle golf clubs and a selection of local health clubs.

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 park also contains the Burrell Collection, a purpose-built building designed to hold the large, eclectic antique and art collection of shipping magnate William Burrell, who donated the collection to the City of Glasgow on his death. Another feature of interest is the award-winning fold of Highland cattle.

The M77 provides commuter 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

Seldom available, a three bedroom detached villa built by John Lawrence, with open outlook to front, located within continually popular area, close to local amenities, schooling and transport links.

Internally this property has been well maintained by the present owners and provides flexible accommodation formed over two levels, well designed for family living.

The accommodation comprises:

Ground Floor: Reception hall with staircase to the upper accommodation. Well presented sitting room overlooking the front of the property, open aspect to front. Open plan to dining, overlooking rear garden. The kitchen is fitted with a full complement of floor and wall mounted cabinets, complementary worktop surfaces and affords access to side and rear gardens.

First Floor: Upper landing. Spacious principal bedroom with fitted wardrobes enjoying outlook to front Bedroom two again a double with fitted wardrobes. Bedroom three with open outlook and storage. An attractively refitted family shower room with three piece white suite completes the accommodation.

The property is complemented by gas central heating and double glazing.

Attractive and well maintained gardens with paved terrace to rear.

Single garage located to the rear of the property.

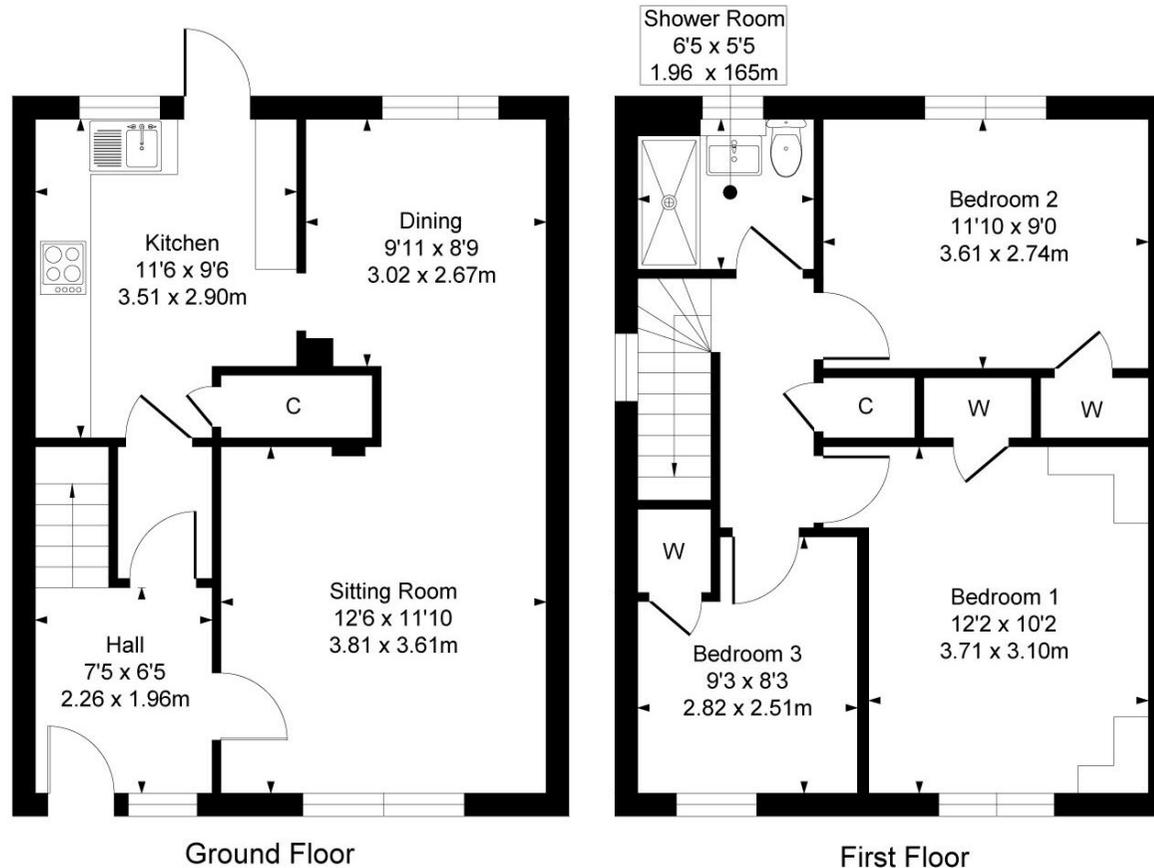


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Approximate Gross Internal Area
904 sq ft - 83.98 sq m



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

Glasgow City Council
Band E

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

CLA666

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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