



Apt 0/3, 9 Mansionhouse Gardens, Langside G41 3DB
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Situation

Langside and its neighbouring suburb of Shawlands and Strathbungo provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities and is near to Queen's Park and Pollok Country Park. Silverburn Shopping Centre a short drive away, provides an extensive range of shops, restaurants and supermarkets. 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 just a short stroll away, 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 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. The area is well served by first class train and bus services to the city centre and to East Kilbride.









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Property Description

Rarely available, this well presented and generously proportioned two bedroom ground floor apartment benefits from private residents' parking and is set within the highly sought after Mansionhouse Gardens development, conveniently positioned close to local amenities and excellent transport links.

The accommodation is well laid out and comprises a bright, well-maintained communal entrance with stair access to all levels.

A welcoming reception hallway offers excellent storage. The spacious and light-filled sitting room enjoys an attractive tree-lined outlook towards Mansionhouse Road. The fitted dining kitchen features a full range of wall and floor-mounted units complemented by coordinating work surfaces. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, and a modern shower room completes the accommodation.

Further features include a secure entry system, upgraded electric central heating, and double glazing.

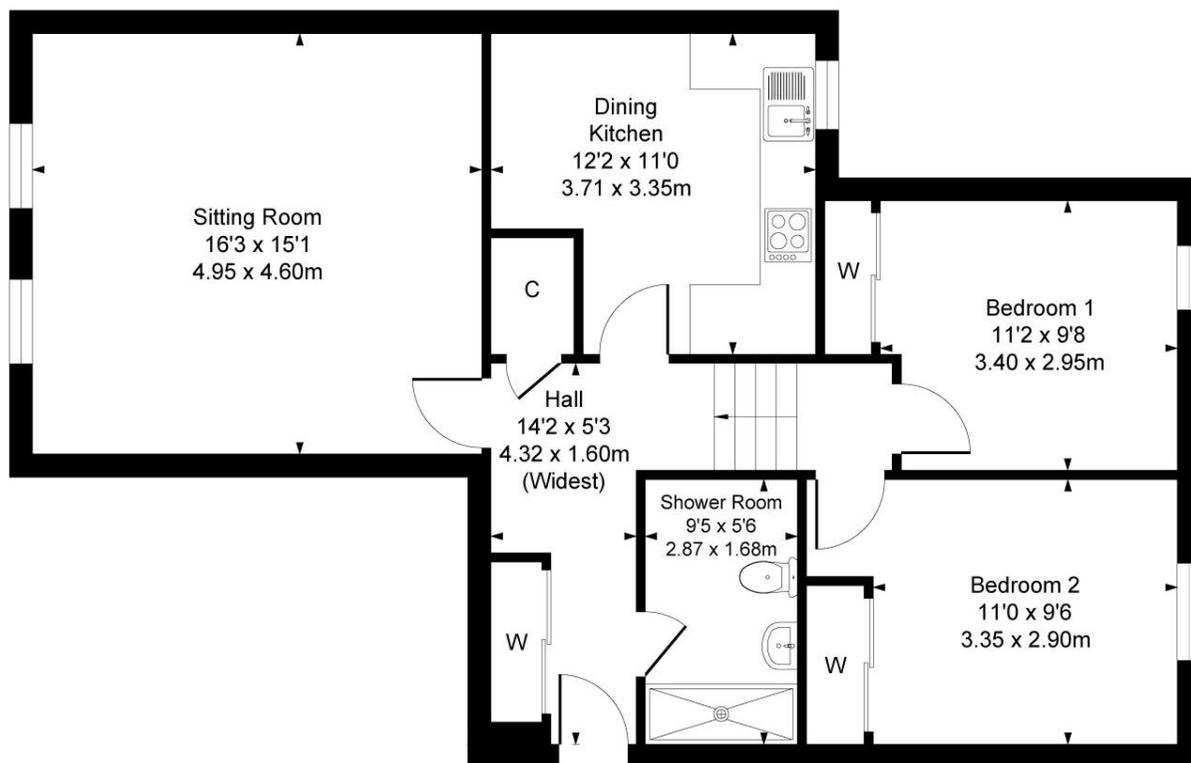
The development offers ample residents' and visitor parking, while particularly well-maintained communal garden grounds provide an attractive and peaceful setting.

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Approximate Gross Internal Area
805 sq ft - 74.78 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 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, electricity and drainage.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

3564

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