



**3/1, 164 Kings Park Road, Cathcart, G44 4SU**

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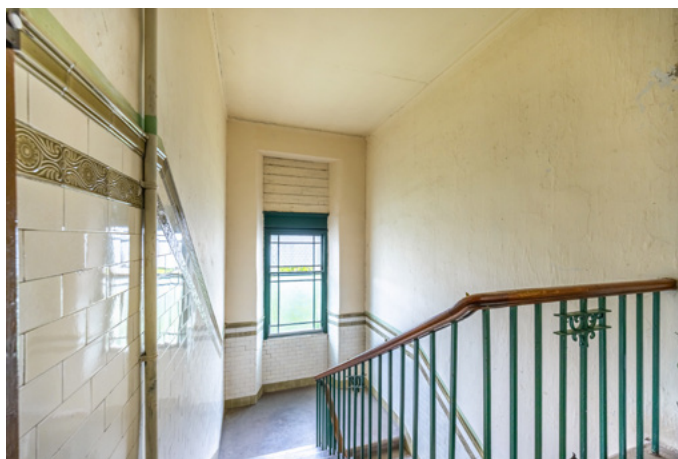
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## Situation

Cathcart and its neighbouring suburbs of Mount Florida, Battlefield and Shawlands provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn shopping centre, a short drive from the property, provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area and a selection of local health clubs.

The M77 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. The area is well served by regular train and bus services to the City Centre (around 4 miles) and to East Kilbride.

Linn Park is the second largest park in the city and with its variety of activities including an 18 hole golf course, children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland. Queen's Park and Pollok Country Park are also within easy reach.

















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## Property Description

A bright and well presented traditional two bedroom top floor flat, located close to local amenities, shops and commuter links.

Internally the property has been upgraded and well maintained by the present owners.

The accommodation comprises:

A controlled door entry security system leads to an illuminated well kept period communal entrance with stair access to all levels. Reception hallway with storage. Bright sitting room with bay window overlooking the front of the property and surrounding area. Well appointed refitted kitchen. Two double bedrooms. The attractively refitted bathroom with three piece suite completes the accommodation.

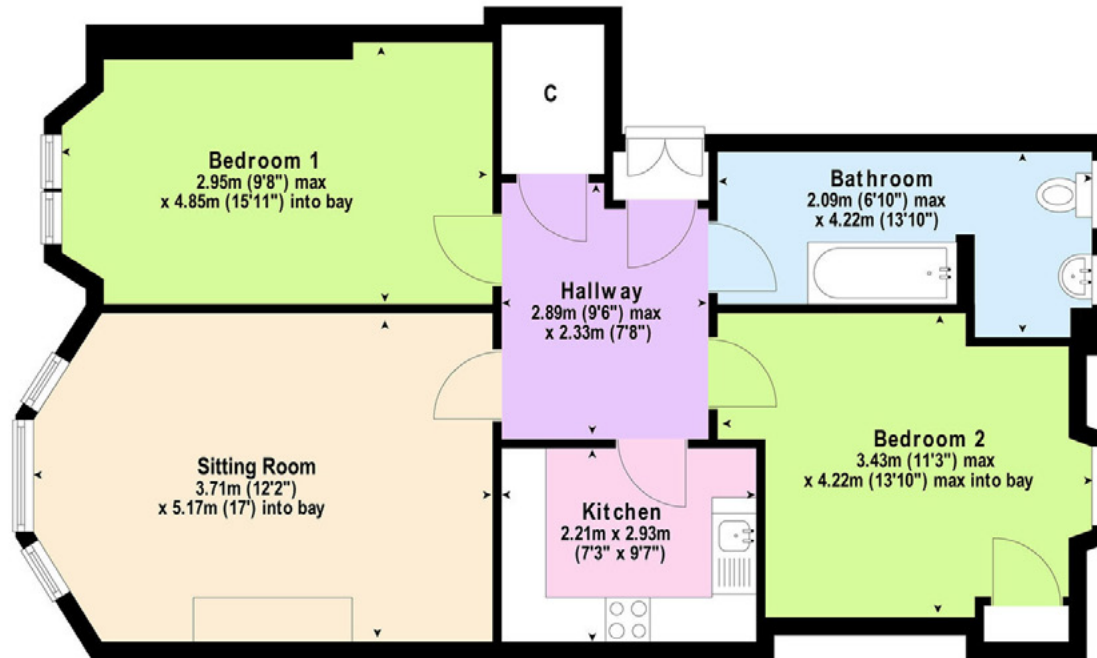
The property benefits from a double glazing, gas central heating and a door entry security system.

Communal rear court with bin store facilities.

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Approx floor area: 70.2sq m (755.9sq ft)



**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  
**Clarkston**

### Outgoings

Glasgow City Council  
Band C

### 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 and electricity. Gas central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU  
Tel: 0141 287 2000

### Property Reference

CLA597

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