



Flat 1/1, 182 Newlands Road, Cathcart

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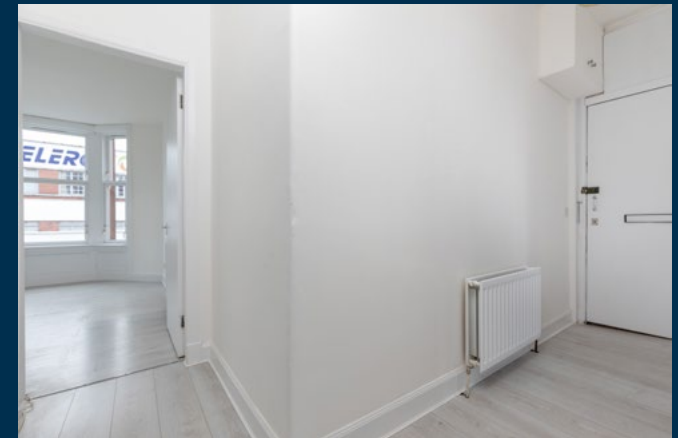
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Situation

Cathcart and its neighbouring suburbs of Shawlands, Langside and Muirend provide a broad range of shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. The area is well served by regular train and bus services to the City Centre (4 miles) and to East Kilbride. Silverburn Shopping Centre is a short drive away.

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.

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.





Description

A bright and well presented first floor flat, close to local amenities and services.

The upgraded accommodation comprises:

Communal entrance with stairwell access to all levels.

Welcoming reception hallway. Bright bay window sitting room. Well appointed refitted kitchen with a range of wall mounted and floor standing units. Double bedroom with fitted wardrobe. The bathroom with a three piece white suite completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Well kept communal areas to the rear.

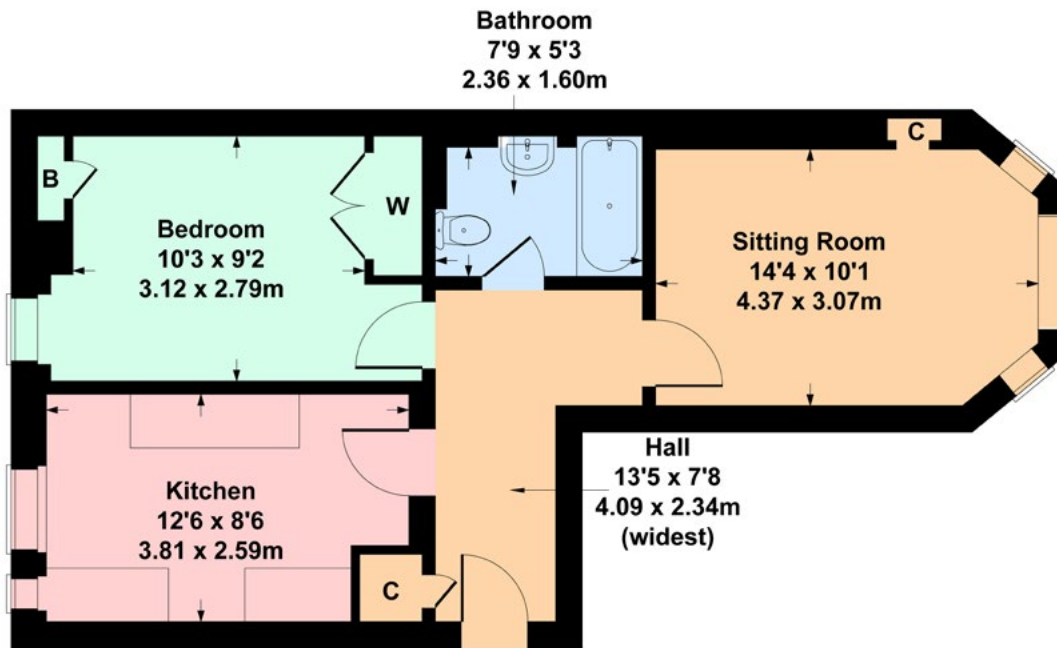


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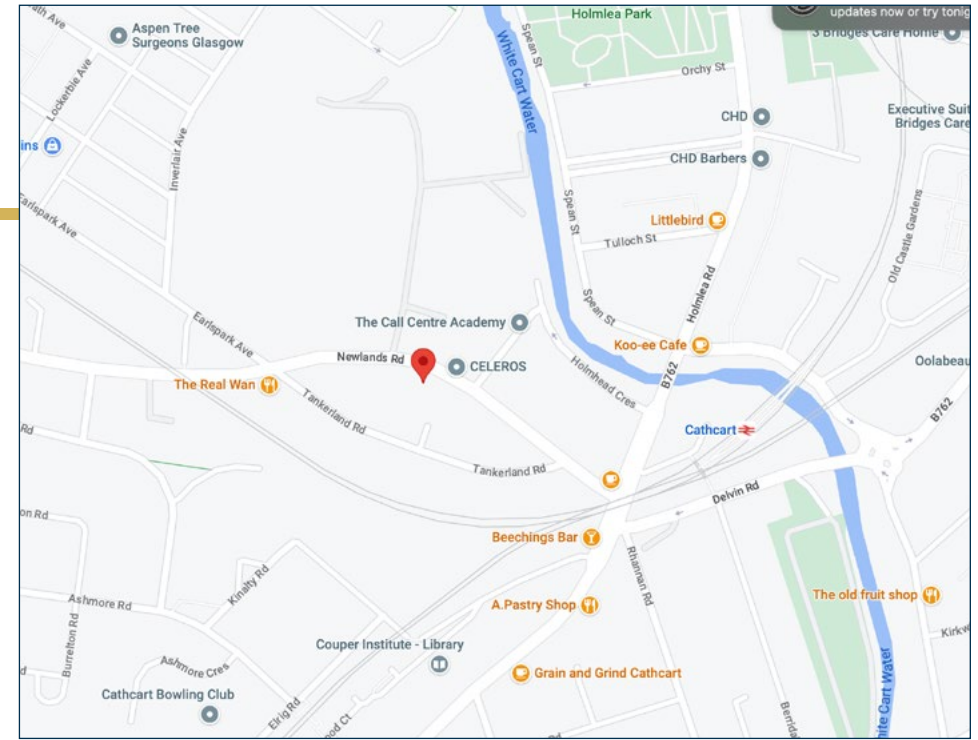
Approximate gross internal area 528 sq ft - 49 sq m



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. produced by Potterplans Ltd. 2023

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Council Tax Band: B

Fixtures and Fittings

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

Energy Efficiency Rating

Band C

Services

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference CLA 424

1 Helena Place, Clarkston G76 7RB

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