



Apt 2/2, Toledo Court, 152 Bogton Avenue, Muirend

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## Situation

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital. Toledo Court is a few minutes walk from Muirend railway station.

Muirend and its neighbouring suburbs of Clarkston, Shawlands and Giffnock are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. This property is conveniently located for Clarkston Road amenities including local shops for day to day requirements, Sainsbury's supermarket, coffee shops and is a short drive to Silverburn Shopping Centre, The Avenue Shopping Centre and Greenlaw Village Retail Park.

Sports and recreational facilities can be found locally to include Nuffield Health Gym, Giffnock North Running Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and is close to both Rouken-Glen and Pollok Country Park.







## Description

A well presented and well maintained second floor apartment set within this popular and convenient development, built by Cala Homes, enjoying views over the surrounding area, located just a short walk from public transport and local shops.

The accommodation comprises:

Well kept communal entrance and stairwell. Stair access to all levels. Reception hall with storage cupboards. Bright and well presented sitting/dining room. Well-appointed kitchen with a range of floor and wall mounted cabinets. Principal bedroom with fitted wardrobes and ensuite shower room. Bedroom two, again of double proportions, with fitted wardrobes. An attractive bathroom with shower over bath completes the accommodation.

The property is further complemented by double glazing, gas central heating and well maintained landscaped communal grounds.



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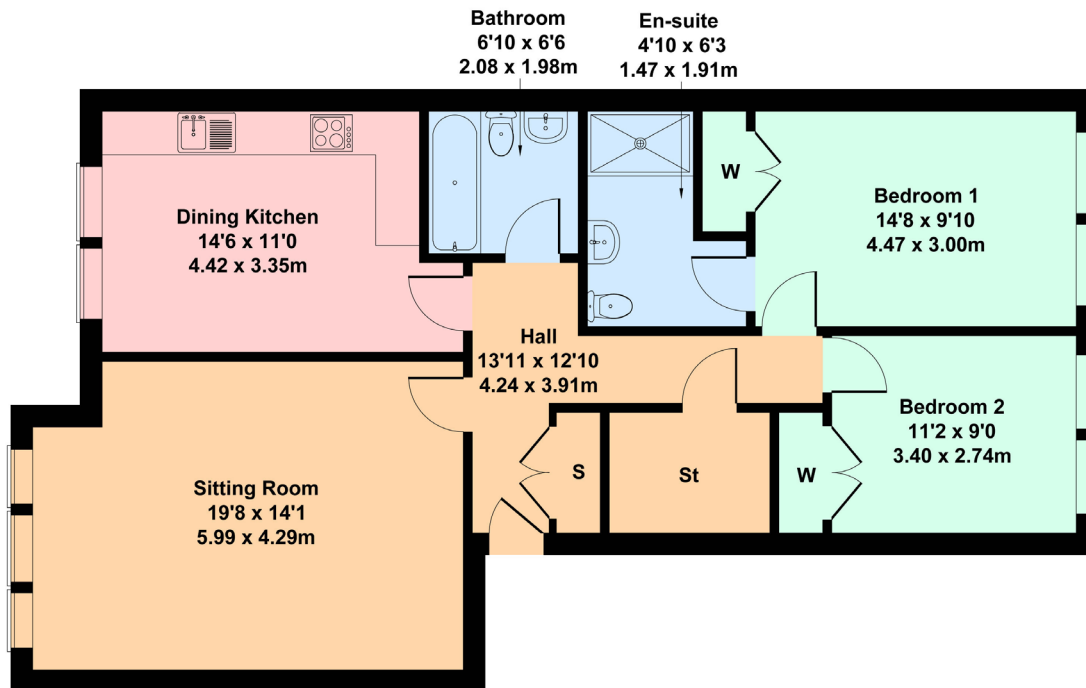


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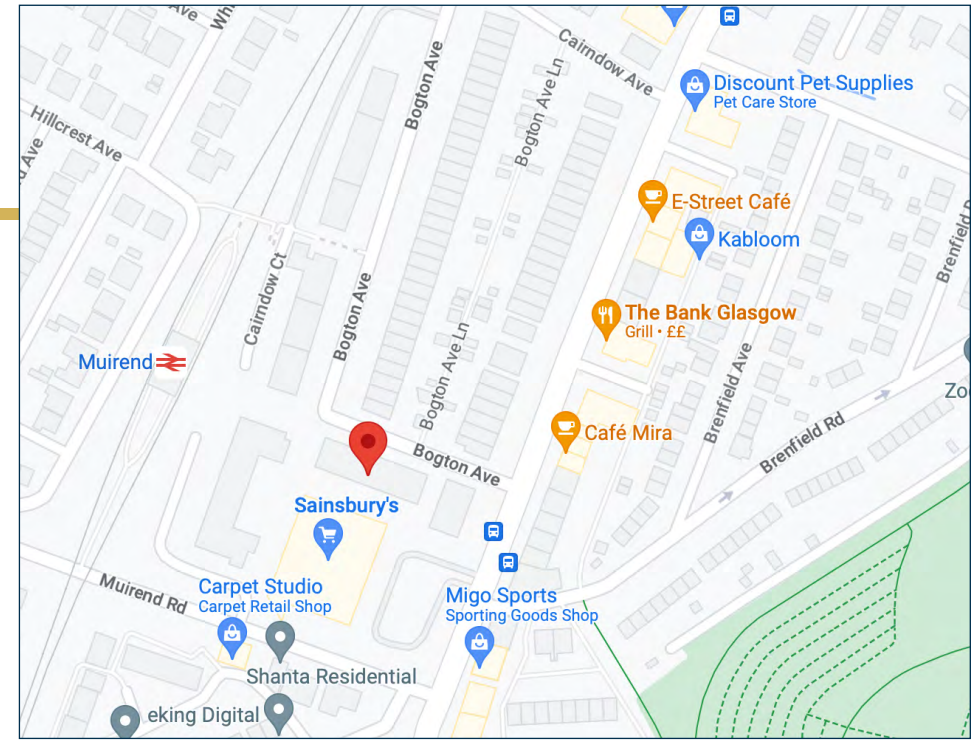
Approximate gross internal area 995 sq ft - 92 sq m



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  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

Glasgow City Council  
Council Tax Band: Band E

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band B

### Services

The property will be 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 448

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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