



Apt 8A Fairfield Court, Clarkston

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Situation

Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways.

Fairfield Drive is conveniently located to Clarkston amenities, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns.

Clarkston is 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.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Clarkston & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, the property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.









Description

Seldom available, a well presented three bedroom ground floor apartment located within this continually sought after development by Dickie Homes, set within attractive landscaped resident's gardens, close to the centre of Clarkston.

The apartment offers flexible accommodation comprising:

Well kept communal entrance hall. Reception hallway with good storage. Bright and spacious bay window sitting room with balcony. Well appointed refitted dining kitchen with a full complement of wall mounted and floor standing units. Dining room/bedroom three. Bedroom one with refitted ensuite shower room and fitted wardrobes. Bedroom two with fitted wardrobes. An attractively refitted shower room, with three piece suite, completes the accommodation.

The property is further complemented by electric heating, double glazed windows, an intruder alarm system and a security entrance system. Well kept communal gardens. Residents parking and additional lock-up single garage with remote door.







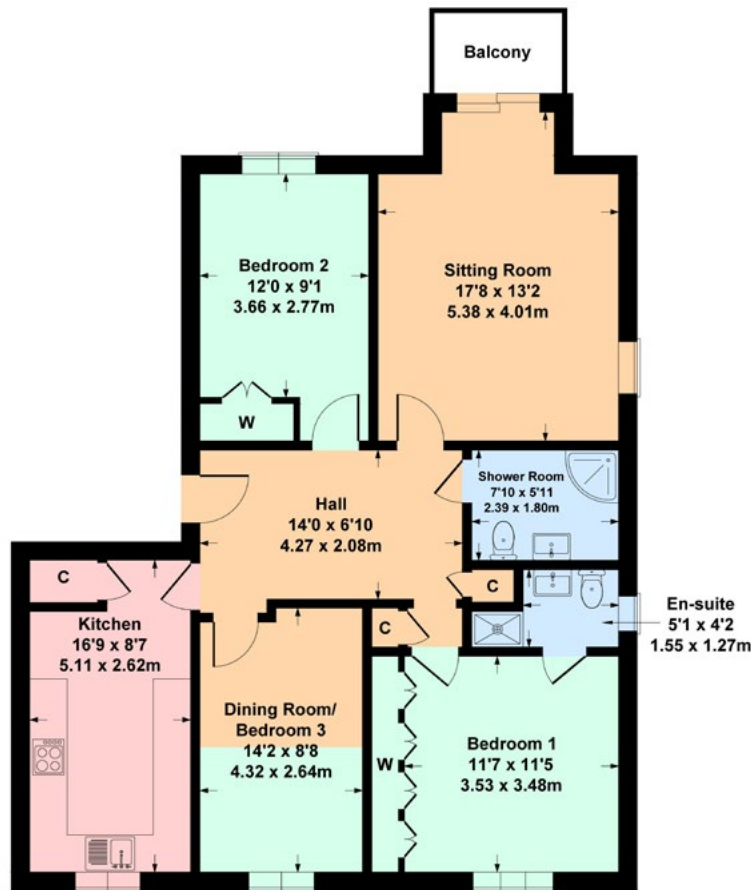


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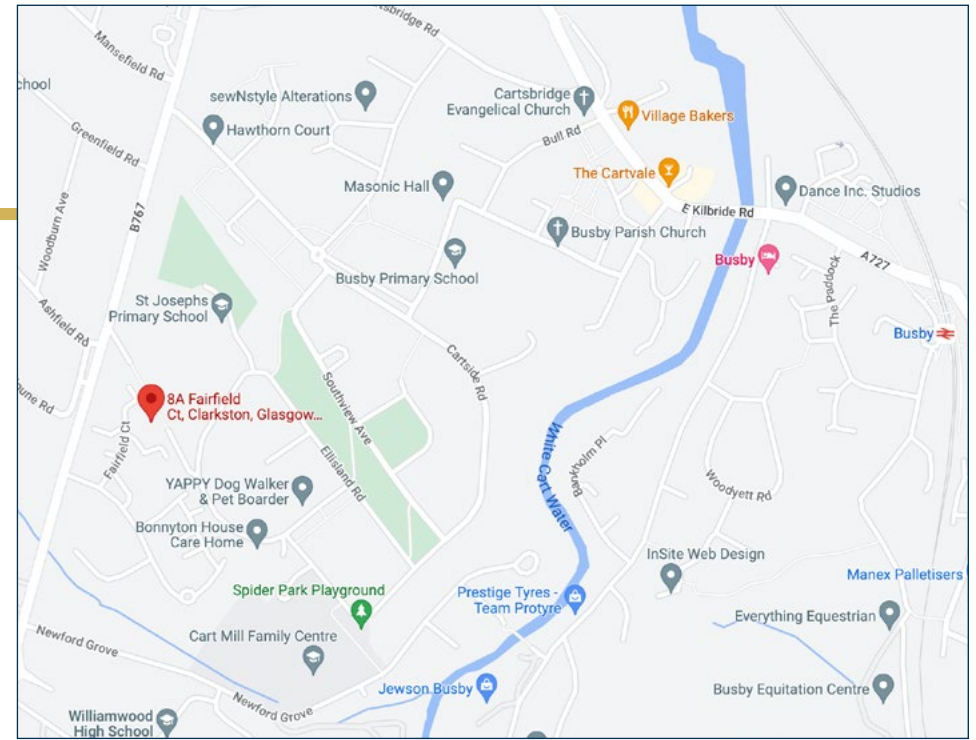
Approximate gross internal area 1010 sq ft - 94 sq m



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

East Renfrewshire Council
Council Tax Band: F

Fixtures and Fittings

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

Energy Efficiency Rating

Band D

Services

The property is supplied by mains water, electricity and drainage. Electric heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG
Tel: (0141) 577 3000

Property Reference CLA 386

1 Helena Place, Clarkston G76 7RB

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