



21 Struma Drive, 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.

Struma Drive is conveniently located for local shops at Williamwood and access to Clarkston Toll shops and 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 (Williamwood & Clarkston Train Stations) 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 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

A three bedroom semi detached villa, requiring upgrading, located within this sought after pocket of Clarkston, close to local amenities, Clarkston Toll shops and transport links.

At present, the accommodation comprises:

Ground Floor: Entrance vestibule. Reception hallway with staircase to upper floor. Bay window sitting room overlooking the front. Dining room. Kitchen requiring full refitting. Rear porch.

First Floor: Upper landing. Bay window bedroom one. Bedroom two. Bedroom three. Bathroom requiring complete refitting.

In view of the absence of functional kitchen and bathroom, the property may not be considered suitable security by some lenders in its present form. Please check with your lender.

The property benefits from private gardens and a driveway.





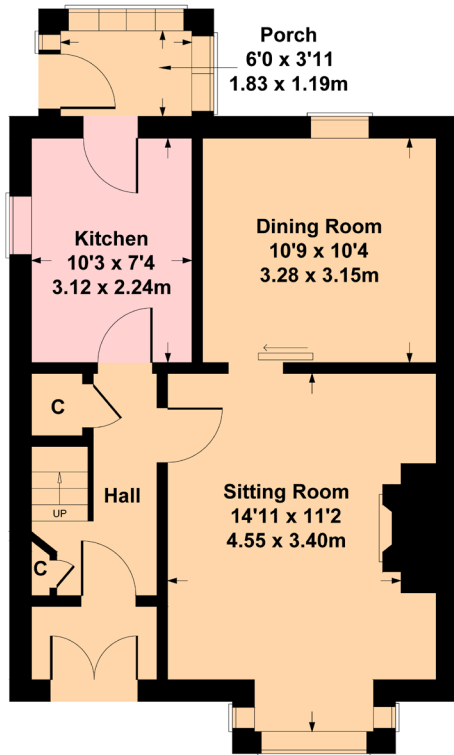
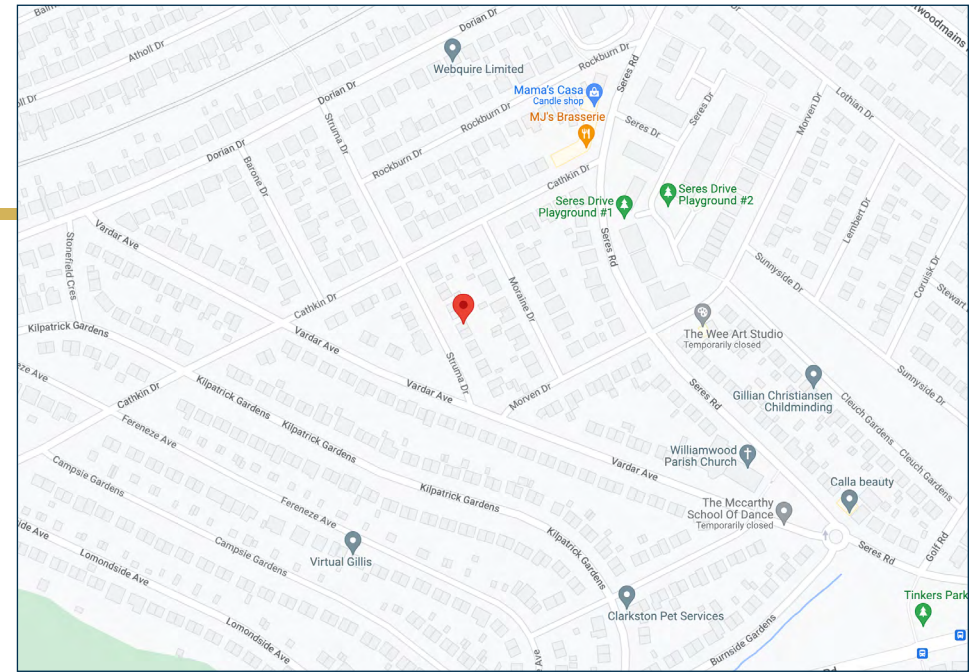


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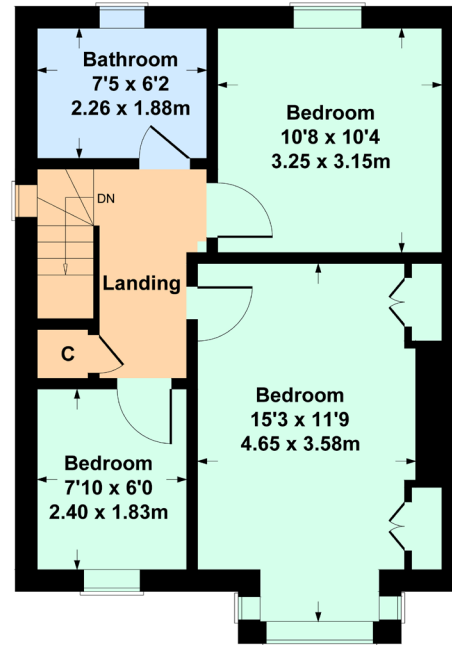


21 Struma Drive, Clarkston G76 7QL

Approximate gross internal area 971 sq ft - 90 sq m



GROUND FLOOR



FIRST FLOOR

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: E

Fixtures and Fittings

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

Energy Efficiency Rating

Band D

Services

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

Local Authority

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

Agents Notes

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Property Reference CLA 415

1 Helena Place, Clarkston G76 7RB

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