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— Adam Stuart —

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7 The Toll, Busby  
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## Cartside Road, Clarkston, Glasgow



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# Cartside Road, Clarkston, Glasgow

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## DESCRIPTION

Your Move Adam Stuart are delighted to offer for sale this well presented End Terrace Cottage in the Busby/Clarkston area. The accommodation currently comprises: lounge, kitchen, double sized bedroom, study and bathroom. The property also benefits from double glazing and a gas central heating system (combi boiler). Externally there are substantial garden areas to front, rear and side. There is a Home Report available for this property - please contact our office for access details.

## LOCATION

The village of Busby is located near to the towns of Clarkston and East Kilbride. Busby has good transport links with a local train station, bus routes and road network. There is a selection of small shops, hotel, public houses/eateries, public park and local primary school. Nearby Clarkston has a wide variety of retail shops, banks/building societies, restaurants and a local Community Centre and Library. The road network provides easy access to East Kilbride, Glasgow and Paisley with the Clarkston railway station having regular train services to East Kilbride and Glasgow. Local sports amenities include several golf clubs, rugby clubs, tennis club, outdoor bowls, leisure/health club. Eastwood Theatre and swimming pool are both within travelling distance. Clarkston also benefits from a highly respected selection of multi-denominational primary and secondary schools. Health services are provided in Clarkston with several doctor and dentist surgeries.

## DIRECTIONS

From the Clarkston office head towards East Kilbride, taking the 2nd exit off the Sheddens roundabout (towards Eaglesham). Take the 3rd turning on the left into Hawthorn road. Continue on this road then veer right at the mini roundabout and immediately left into Cartside Road. Number 23 is located further down on the left hand side.

## ENTRANCE HALL

Entrance hall entered from front garden via upvc double glazed door. Laminate wood effect flooring, pendant style lighting, central heating radiator, power sockets and telephone point.

## LOUNGE

**4.56m x 3.21m (14'11" x 10'6")**

Well proportioned lounge with double glazed window formation to the front. Laminate wood effect flooring, ceiling coving, pendant style lighting and feature fireplace comprising wood surround and fitted with a gas fire. Ample power sockets, central heating radiator (fitted with a thermostatic valve) and TV aerial/telephone points.

## KITCHEN

**3.22m x 2.31m (10'7" x 7'7")**

Kitchen, fitted with a range of Oak wood effect floor and wall mounted storage units with laminate worksurfaces and tiled splashbacks. Stainless steel bowl/drainer with mixer tap, cooker hood, tumble dryer (externally vented), electric cooker point, plumbing for washing machine, space for upright fridge/freezer and ample power sockets. Ceramic tiled flooring, double glazed window to rear, central heating radiator (fitted with thermostatic valve), telephone point and upvc double glazed door leading to the rear garden.

## BEDROOM

**3.88m x 2.82m (12'9" x 9'3")**

Double sized bedroom with double glazed window formation to the rear. Carpet flooring, pendant style lighting, ample power sockets and central heating radiator (fitted with thermostatic valve). Integral cupboard and 'built-in' wardrobe fitted with mirror fronted sliding doors providing generous hanging and shelved storage space.

## STUDY

**2.63m x 1.48m (8'8" x 4'10")**

Multi-purpose room with carpet flooring, flush style lighting and central heating radiator (fitted with thermostatic valve). Access area for loft.

## BATHROOM

**2.45m x 1.70m (8'0" x 5'7")**

Bathroom, fitted with white 3 piece traditional style suite comprising WHB, WC and bath with electric shower over bath and two panel shower screen. Ceramic tiled flooring, walls tiled to full height, flush style lighting, opaque double glazed window and central heating radiator (fitted with thermostatic valve).

## EXTERNAL

Externally there are garden areas to front and rear which area laid to lawn.

## CLAUSES:

### DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

### MORTGAGE & FINANCIAL ADVICE:


Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### SONIC TAPE CLAUSE:


All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### ALL MEASUREMENTS:

All Measurements are Approximate

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

The energy efficiency rating\* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### OFFICE OPENING HOURS:

Mon 9.00am - 5.30pm  
Tue 9.00am - 6.00pm  
Wed 9.00am - 8.00pm  
Thu 9.00am - 6.00pm Fri  
9.00am - 5.30pm Sat  
9.30am - 2.00pm Sun  
12pm - 3pm Tel : 0141  
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0011 E-Mail:  
Clarkston@Your-Move.co.uk

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.



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