



30 Riverside Park, Netherlee

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Situation

Netherlee and its neighbouring suburbs of Clarkston 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 & Clarkston Toll amenities including local shops, supermarket, coffee shops catering for day to day requirements.

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.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs golf clubs and Rouken Glen Park, voted Best Park in the UK in 2016.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools and is within easy reach of a number of school-run pick-up points for private schools in Glasgow.





Description

A well presented two bedroom second floor flat, located within continually popular area, close to local amenities and transport links.

The property provides flexible accommodation and comprises:

Reception hallway with storage. Generous bay window sitting room overlooking the front of the property. Refitted dining kitchen, which offers a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one, with dressing area and ensuite shower room. Bedroom two with fitted wardrobes. House bathroom with three piece suite.

The property is further complemented by gas central heating, communal gardens and double glazing throughout. Residents and visitors parking provided. this property benefits from a single car port.





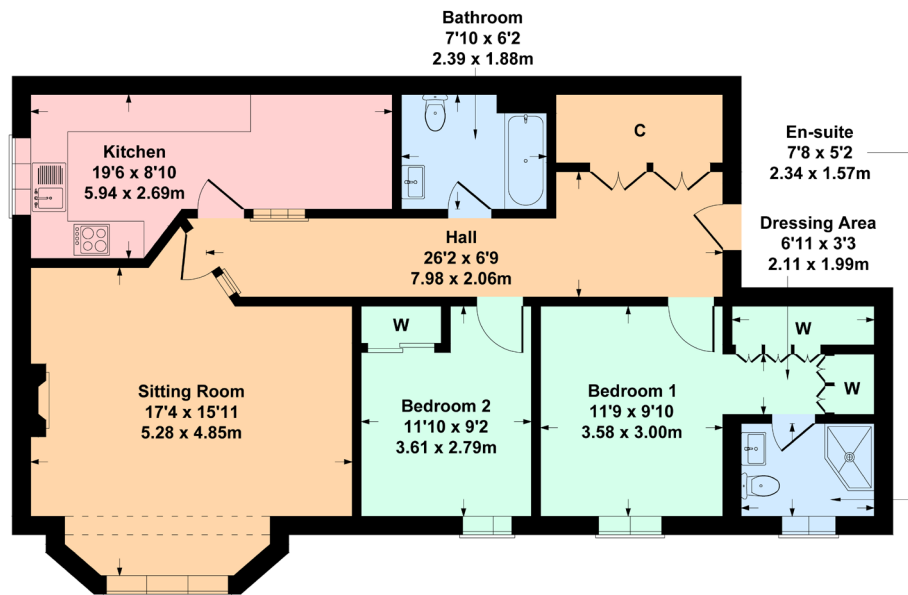


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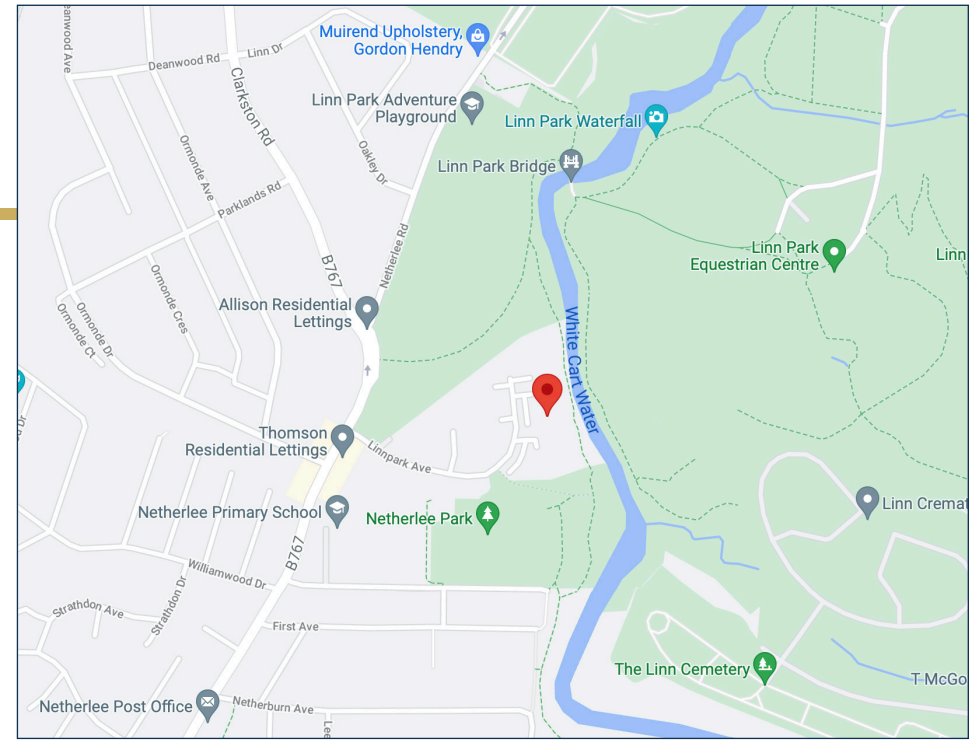
Approximate gross internal area 974 sq ft - 90 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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. 2021



Viewing

By appointment through Nicol Estate Agents.
1 Helena Place, Busby Road, Clarkston, G76 7RB
Telephone 0141 638 4541

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

C

Services

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

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG

Property Reference CLA326

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.

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