



37 Kippen Drive, Busby

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Situation

A hugely popular location, Busby is located approximately 8 miles from Glasgow City Centre.

Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Busby and its neighbouring suburbs of Clarkston and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools including Williamwood and St. Ninians High Schools.





Description

A deceptively spacious family home. Internally, the property affords a flexible interior, formed over three levels.

Ground Floor: Reception hallway. Well presented sitting/dining room. Well appointed contemporary kitchen with a full complement of wall mounted and floor standing units and complementary worktops. Large under stairs storage cupboard.

First Floor: Bright upper landing. Two further bedrooms and attractively refitted bathroom with three piece white suite.

Attic: Bedroom three with ensuite WC.

The property is further complemented by gas central heating and double glazing. Well tended gardens and decked terrace, which is ideal for entertaining. A driveway provides off street parking.





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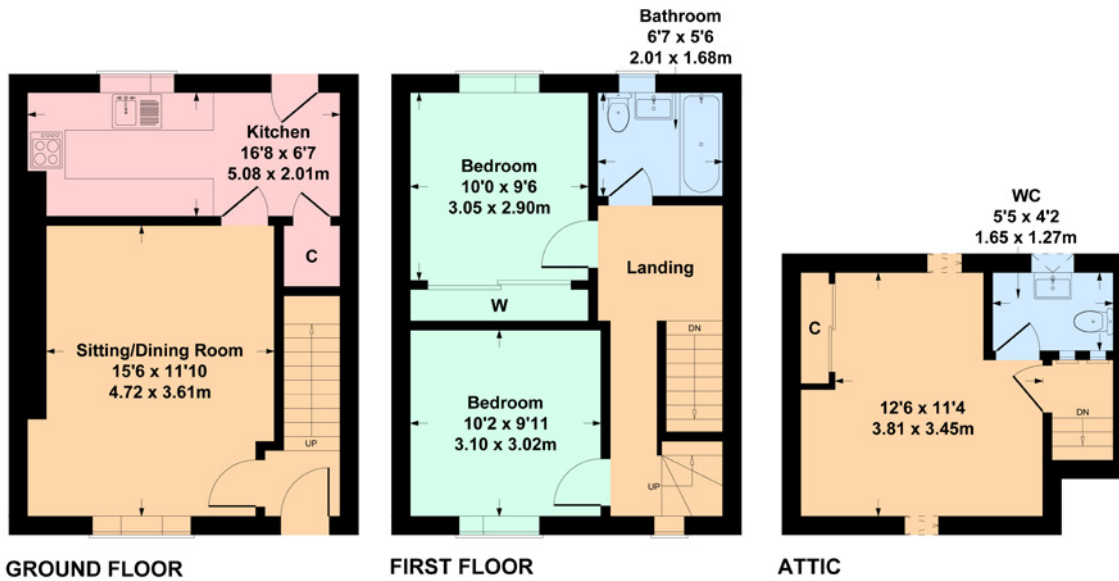


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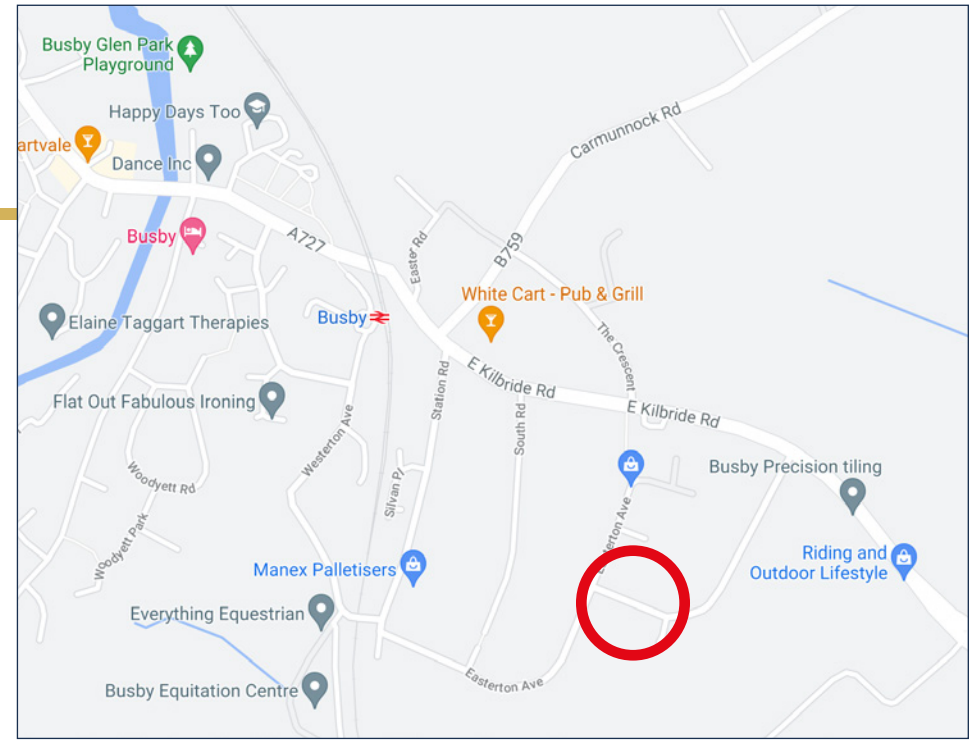
Approximate gross internal area 958 sq ft - 89 sq m



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

Outgoings

East Renfrewshire Council
Council Tax Band: C

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 will be supplied by mains water, electricity, gas and drainage. Gas fired central heating.

Local Authority

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

Property Reference CLA302

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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