



33 Riverside Park, Netherlee

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Nicol Estate Agents



## Nicol Estate Agents

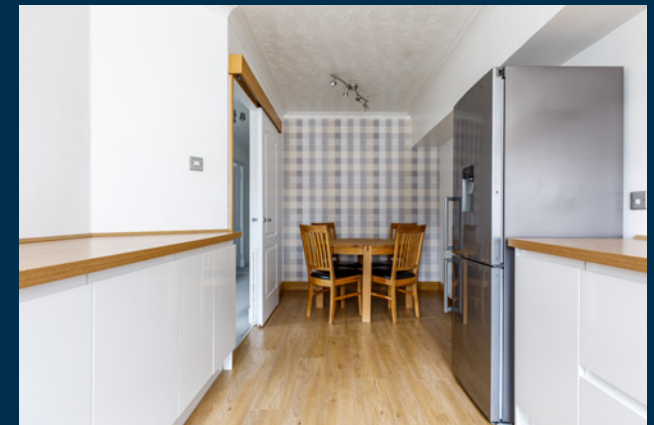
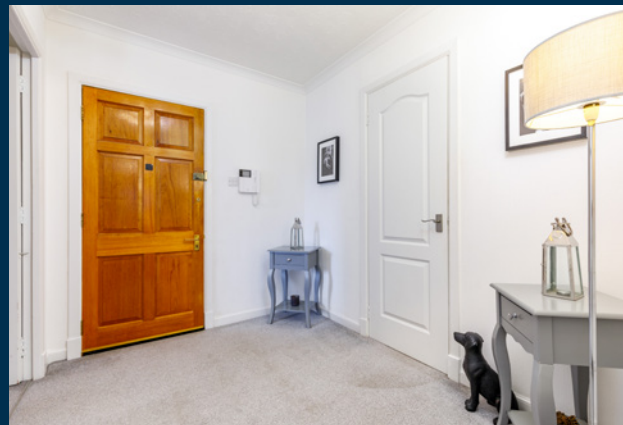
### Situation

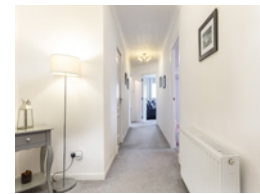
Netherlee and its neighbouring suburbs of Clarkston and Giffnock are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. This property is conveniently 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 sitting room overlooking the front of the property. Kitchen, refitted and 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.



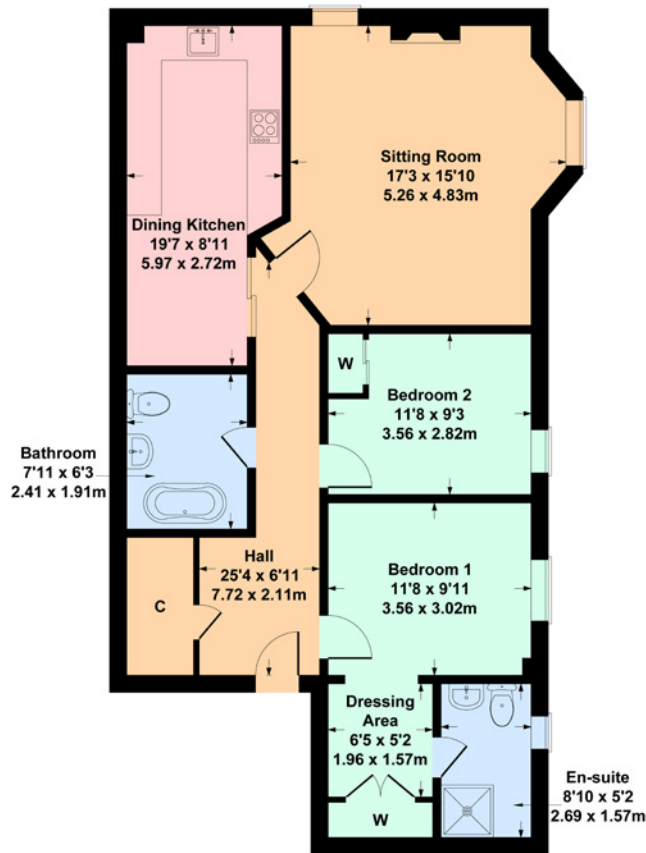


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### 33 Riverside Park, Netherlee G44 3PG

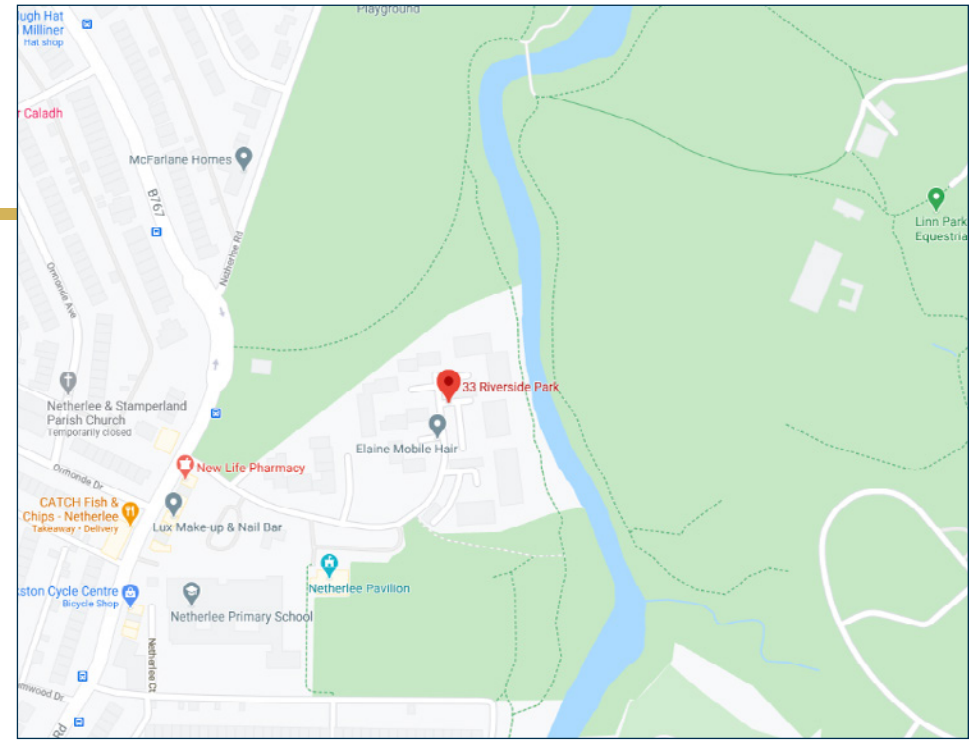
Approximate gross internal area 992 sq ft - 92 sq m



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. 2019

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  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@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 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  
Tel: (0141) 577 3000

#### Property Reference 1725

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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