



Apartment G/2, 1 Seres Court, Clarkston

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





## Nicol Estate Agents

### Situation

A hugely popular suburb, Clarkston 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 and East Kilbride. Williamwood Train Station is just a short walk from Seres Court.

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, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston Bowling and Tennis Club, as well as 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.















Nicol Estate Agents

## Description

Seldom available, a spacious two bedroom ground floor main door apartment, set within this popular development built by MacTaggart & Mickel in 2014, only a short distance to local shops and nearby transport links.

The apartment offers flexible accommodation and comprises:

A private entrance leads to a welcoming reception hallway with two storage cupboards. Bright and spacious sitting/dining room with French doors opening to balcony. The sitting/dining room is on an semi open plan layout to a well appointed refitted kitchen fitted with a full complement of wall mounted and floor standing units, integrated appliances and complementary worktops. Bedroom one has fitted wardrobes and an attractive ensuite shower room. Bedroom two again a double bedroom, An attractive bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Residents and visitors parking provided to the rear of the development. For added peace of mind, the property benefits from the balance of the NHBC Guarantee.











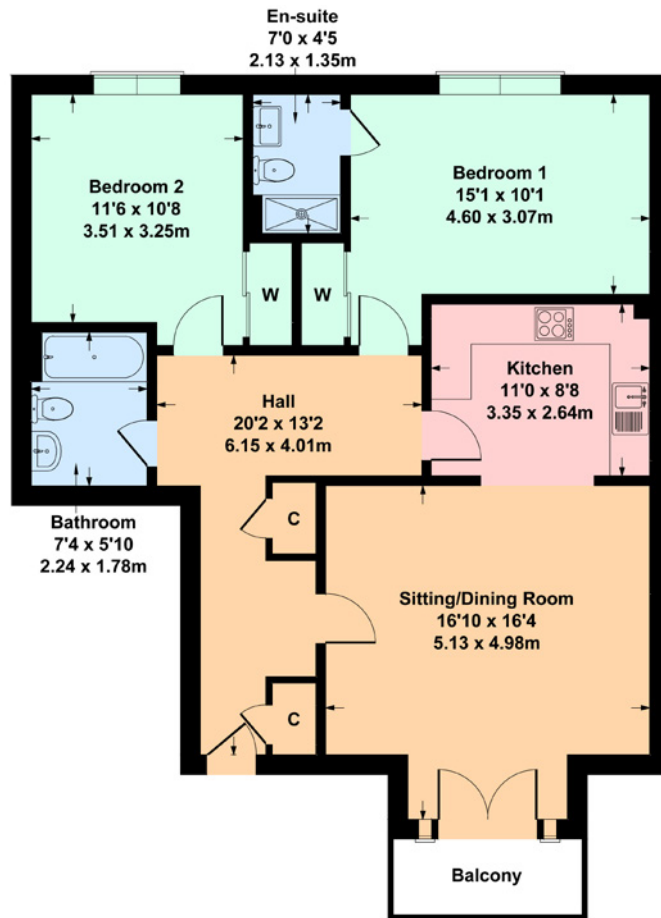


Nicol Estate Agents



## Apartment G/2, 1 Seres Court, Clarkston, G76 7PL

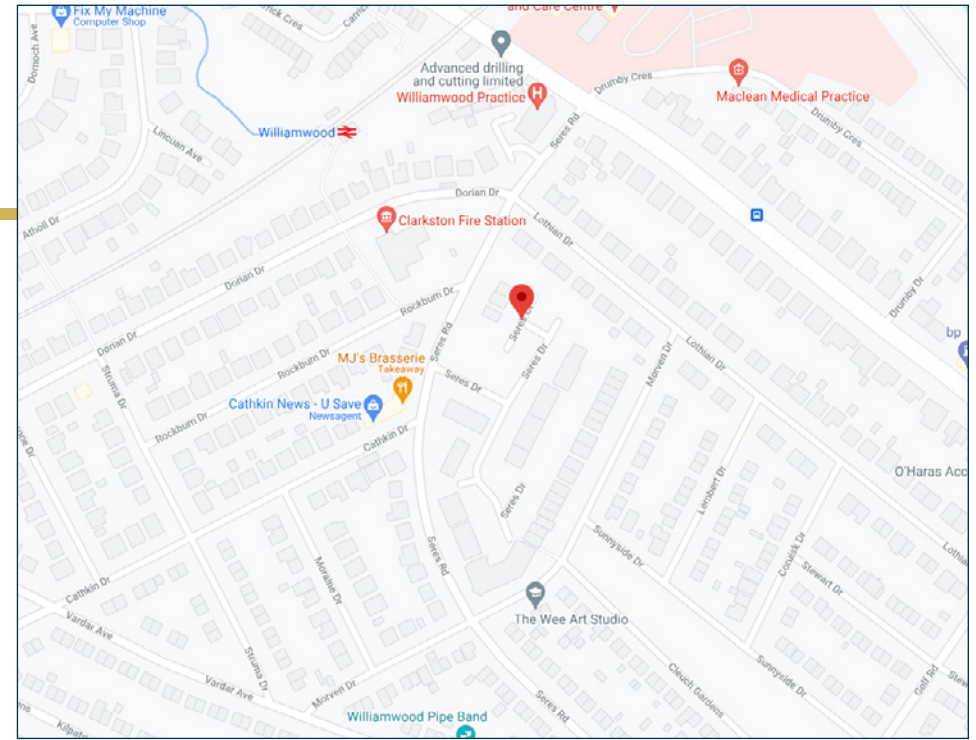
Approximate gross internal area 949 sq ft - 88 sq m



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. 2021

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 B

### Services

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

### Local Authority

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

### Property Reference

CLA291

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

www.nicolestateagents.co.uk

