



10 Springhill Road, Clarkston

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Situation

Clarkston is 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.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling clubs and Clarkston & Giffnock tennis clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

This popular suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital. Clarkston is considered one of the primary residential suburbs on the south side of Glasgow.

Springhill Road is conveniently located for access to Busby Road and Clarkston Toll shops and amenities, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns. In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.









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Description

Seldom available, a well presented four bedroom detached bungalow located within this sought after pocket of Clarkston, close to local amenities and transport links.

The property provides flexible accommodation comprising:

Entrance vestibule. Reception hallway. Generous Sitting room, overlooking the front garden. Dining room. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. The kitchen provides access to the conservatory, in turn leading to the rear garden grounds. Four bedrooms, bedroom one benefiting from an ensuite WC.

The property is further complemented by gas central heating and double glazing. A particular feature of this property is the large, landscaped garden grounds. A driveway provides off street parking leading to a garage.







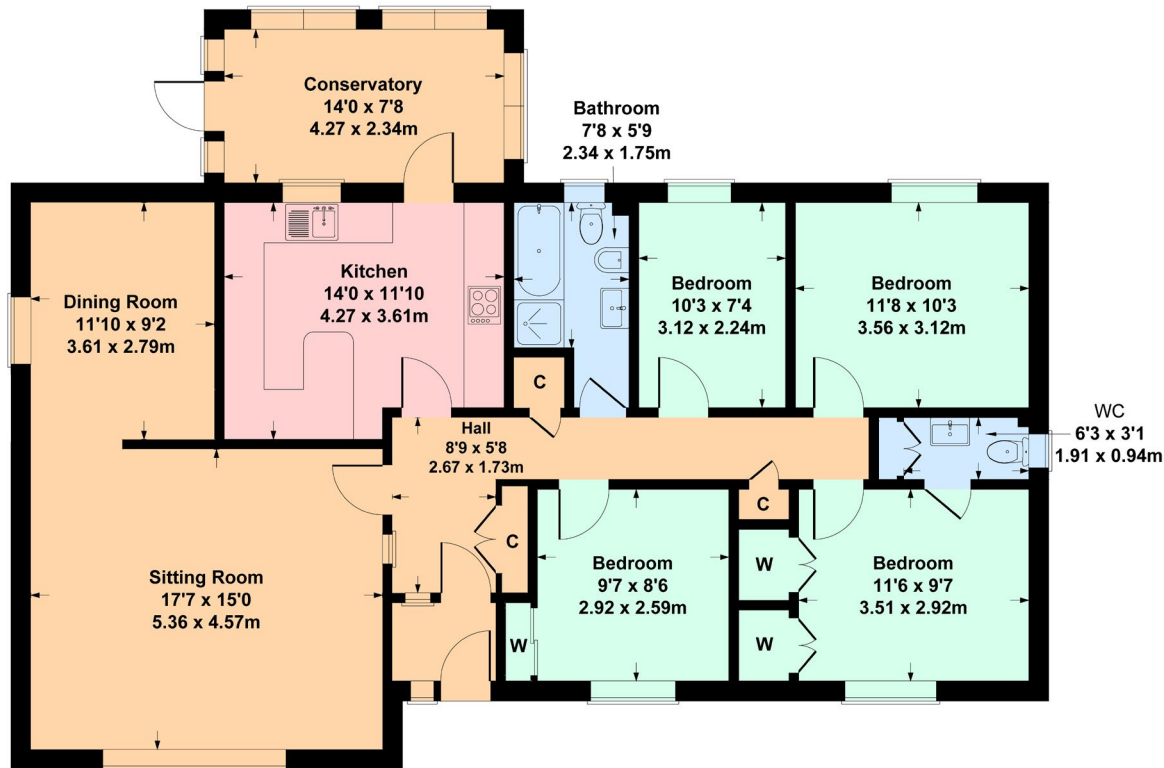




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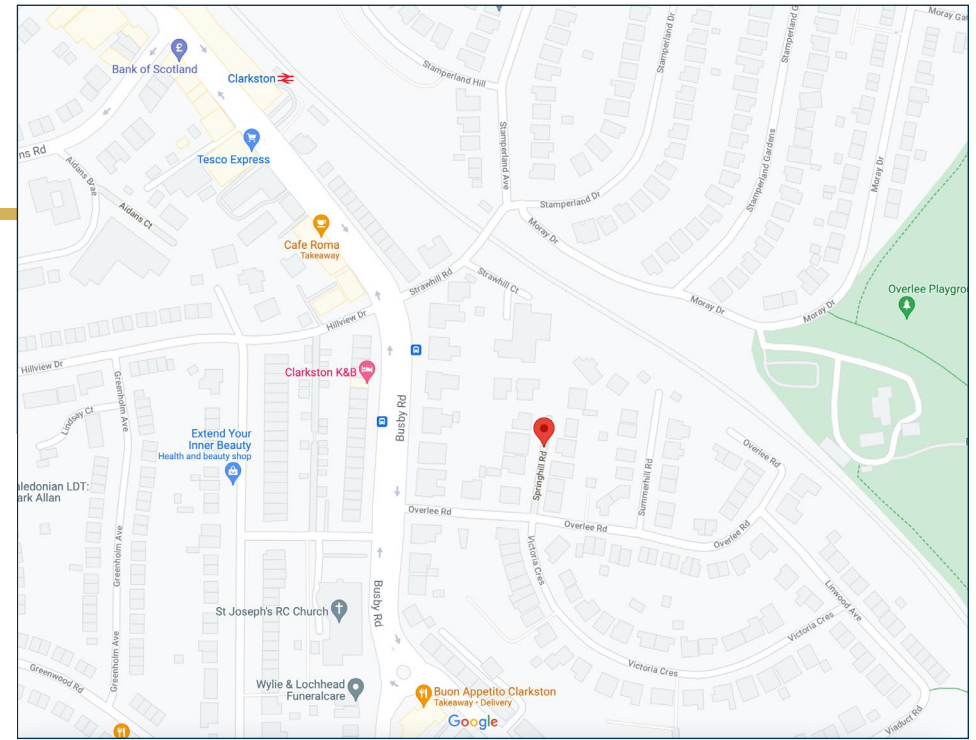
Approximate gross internal area 1375 sq ft - 128 sq m



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: G

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, 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 CLA330

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