



710 Clarkston Road, Clarkston

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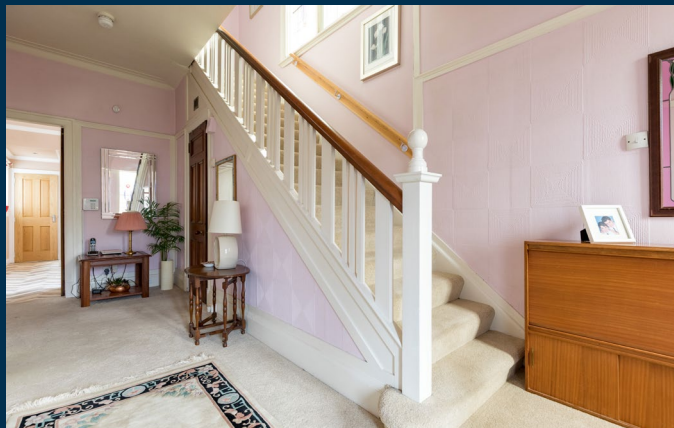
Situation

Clarkston 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 and its neighbouring suburbs of Netherlee, Newton Mearns and Giffnock are acknowledged for its standard of local amenities and provide 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, Clarkston and Giffnock Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools including Williamwood and St Ninian's High Schools.









Description

Seldom available, a spacious traditional three bedroom classically styled semi detached villa, backing onto Williamwood Golf Course, only a short distance to local shops and nearby transport links on Clarkston Road and Clarkston Toll.

A fine family home, occupying a slightly elevated position, set back from Clarkston Road, built circa 1920 and available to the open market for the first time in over 60 years. The property affords flexible accommodation over two levels, set within generous garden grounds.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper floor. Spacious bay window sitting room. Generous dining/family room with French doors opening to the rear garden. Well-appointed refitted kitchen. Wet room.

First Floor: Broad and bright upper landing with stained glass window to side and storage cupboard. Three good sized bedrooms. House bathroom and separate WC. Hatch to attic providing extensive storage.

A particular features of this property are the garden grounds. The rear garden is enclosed and enjoys a south westerly orientation, backing onto the 18th fairway of Williamwood Golf Course. The property is further complemented by gas central heating and double/secondary glazing. A driveway leads to a detached garage. The grounds and attic would allow further development subject to the relevant consents, if desired.











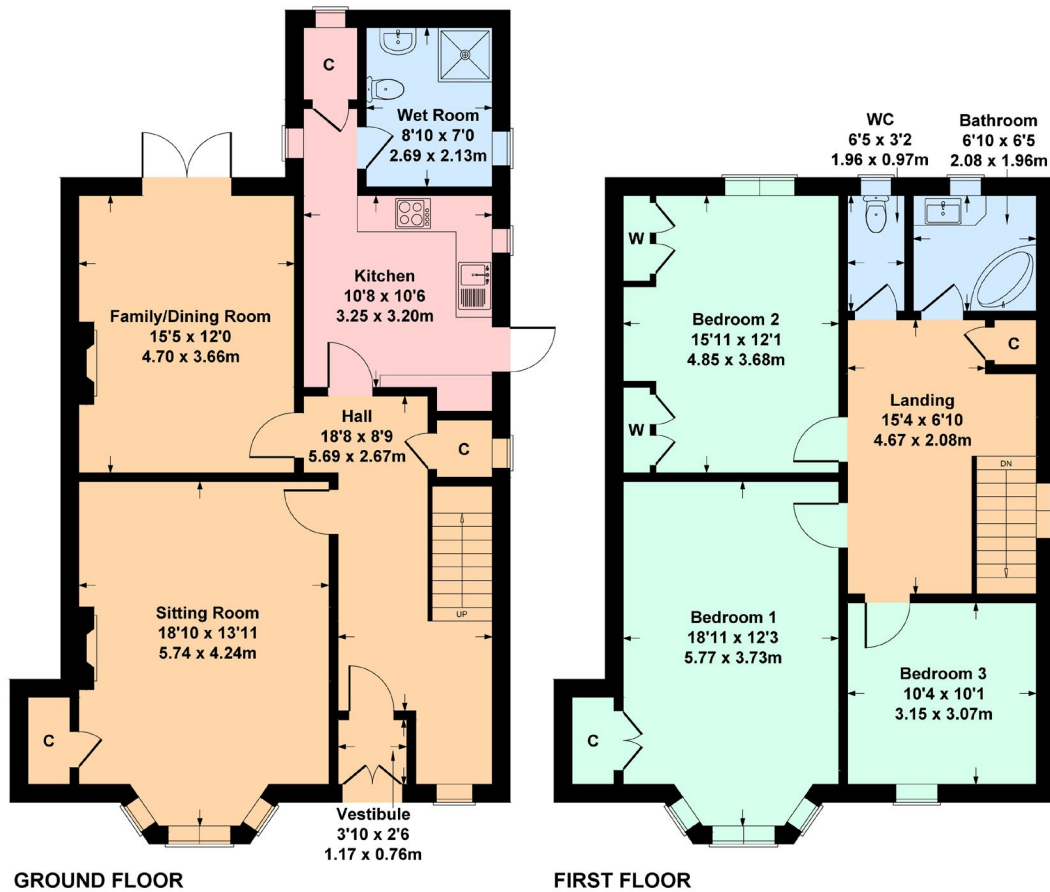


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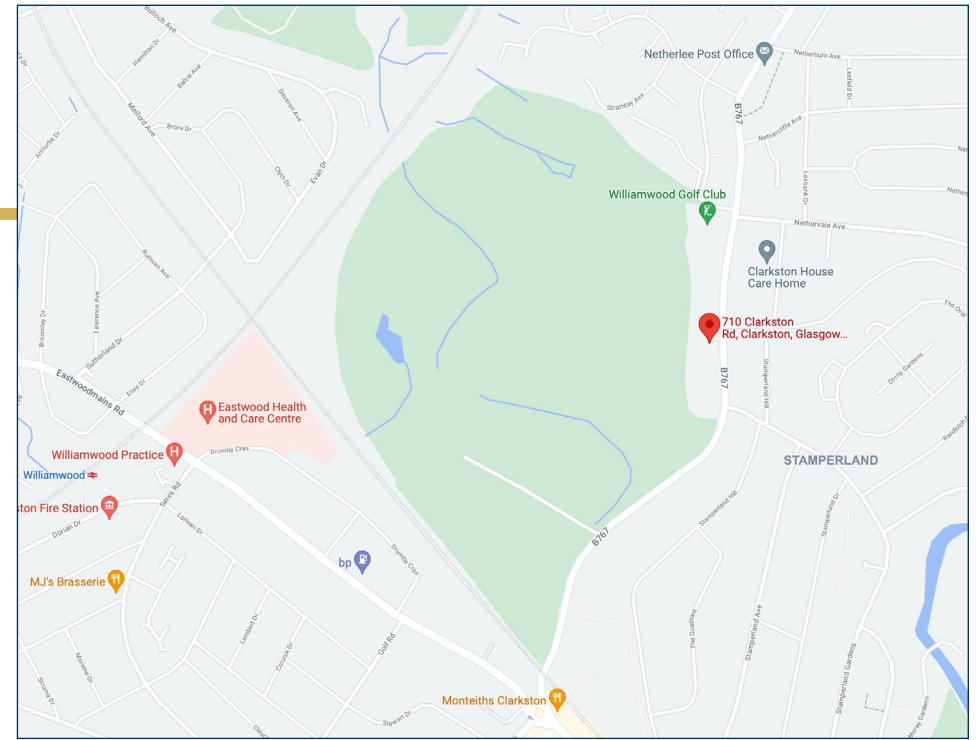
Approximate gross internal area 1661 sq ft - 154 sq m



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, Busby Road,
Clarkston G76 7RB
Telephone 0141 638 4541

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 D

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 CLA333

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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