



15 Barlae Avenue, Waterfoot

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Situation

Waterfoot is set between the villages of Eaglesham and the high amenity suburb of Clarkston and is located approximately 10 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.

Waterfoot provides semi-rural living with swift access to the neighbouring suburbs of Newton Mearns, Clarkston and the village of Eaglesham.

Newton Mearns and Clarkston 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, Bonnyton, Cathcart and Whitecraigs Golf Clubs, several private bowling and tennis clubs, 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.









Description

A well presented and extended three bedroom semi detached villa set within this popular residential pocket of Waterfoot.

This family home affords flexible accommodation formed over two levels, enhanced by an attic and rear extension, well designed for family living.

The complete accommodation extends to:

Ground Floor: Reception hallway with refitted shower room, good storage and staircase to upper floor. Bright and spacious sitting room with feature fireplace. Open plan to dining room. Well appointed dining kitchen refitted with a range of floor standing and wall mounted units and complementary worktop surfaces. Utility room.

First Floor: Upper landing with window to side. Bedroom one with fitted wardrobes. Bedroom two has fitted wardrobes. Study with staircase to attic. Refitted house bathroom

Attic: Bedroom three. Storage.

The property is further complemented by gas central heating and double glazing. Private gardens, enclosed rear garden with patio. Driveway provides off street parking.









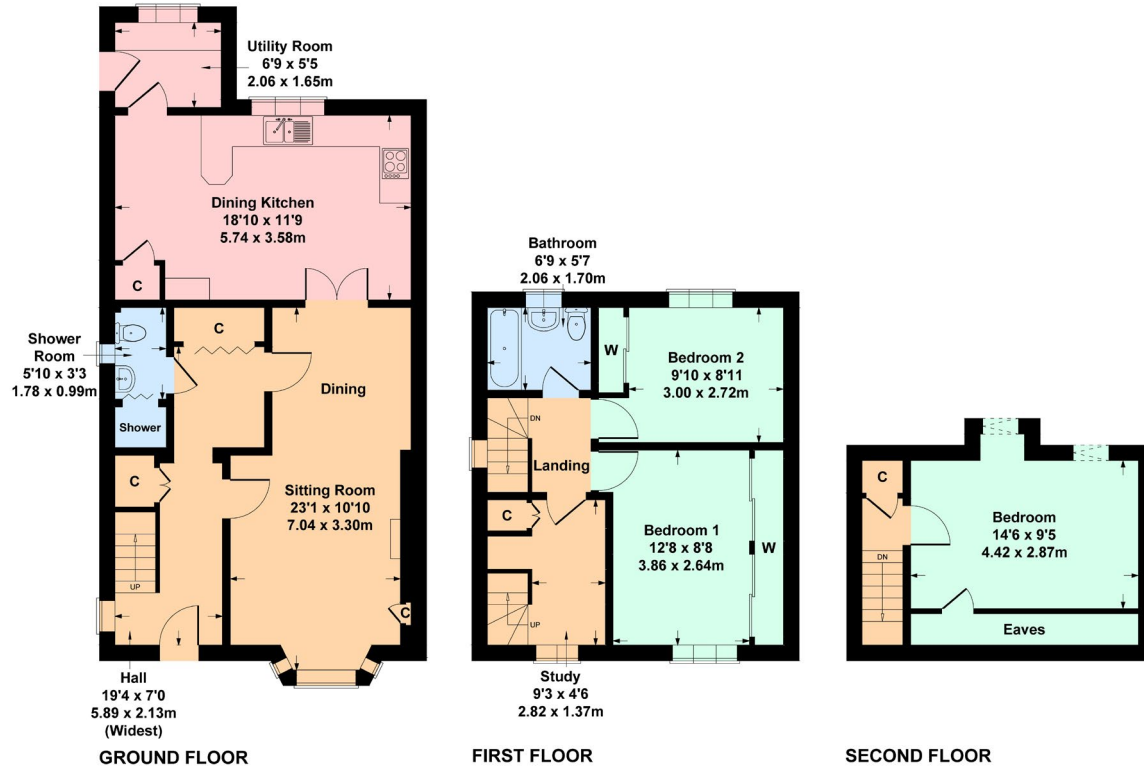




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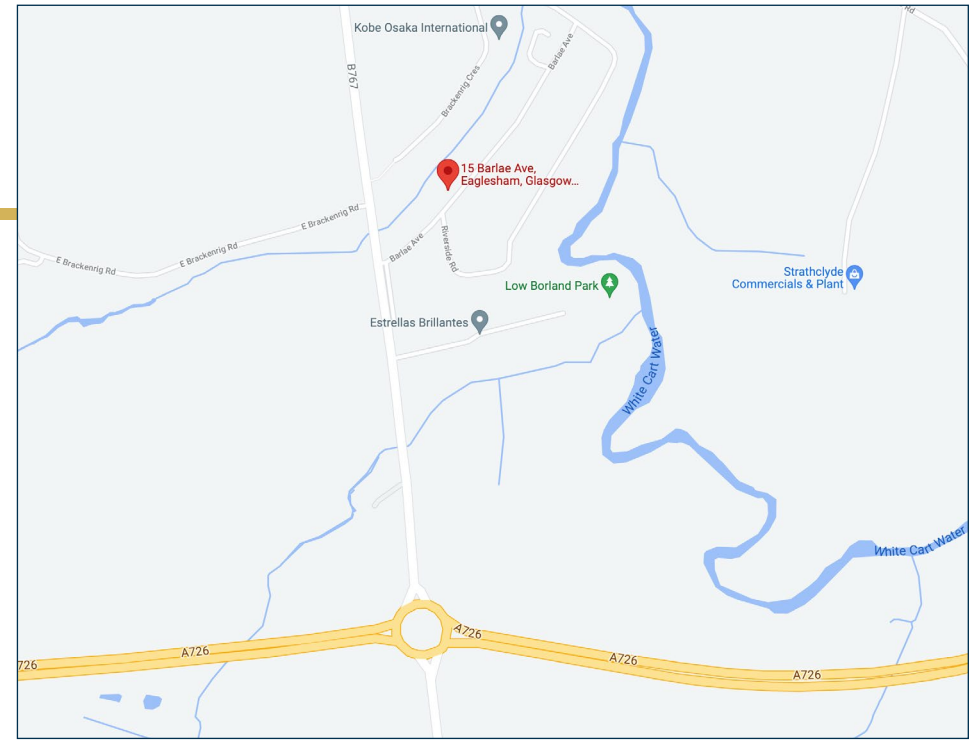
Approximate gross internal area 1265 sq ft - 118 sq m



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

46 Ayr Road

Newton Mearns, Glasgow G46 6SA

Telephone 0141 616 3960

mail@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 C

Services

The property will be supplied by mains water, electricity 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 1997

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