



6 Riverside Road, 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, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and 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 Mearns Castle and St. Ninians High Schools and is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.







Description

Seldom available, a substantial four bedroom detached family home set within generous gardens, located within this quiet residential pocket of Waterfoot.

This property affords flexible accommodation formed over two levels and would now benefit from modernisation.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with guest WC. Generous sitting room. Dining room, with stairs to upper accommodation. Family room. Well appointed and bright breakfasting kitchen fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. The kitchen provides access to the sun room, which in turn affords access to the rear garden and patio area.

First Floor: Large principal bedroom with fitted wardrobes. Three further bedrooms. House shower room completes the overall accommodation.

The property is further complimented by gas central heating and partial double glazing. A particular feature of this family home are the well tended and colourful landscaped gardens, generous enclosed rear garden with large terrace, providing privacy and shelter, ideal for entertaining.



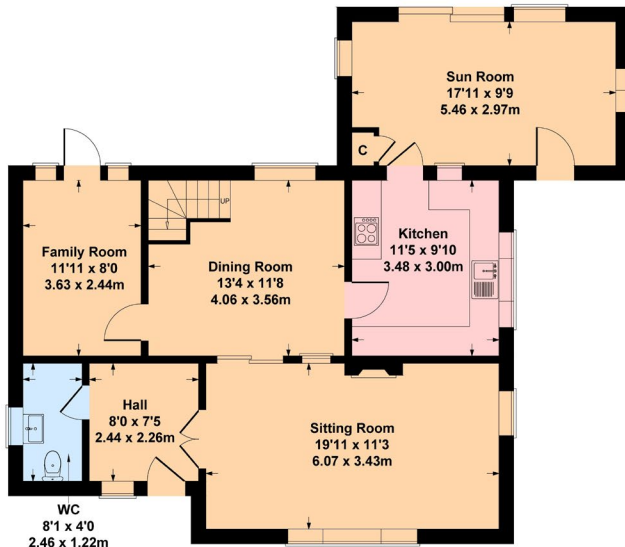
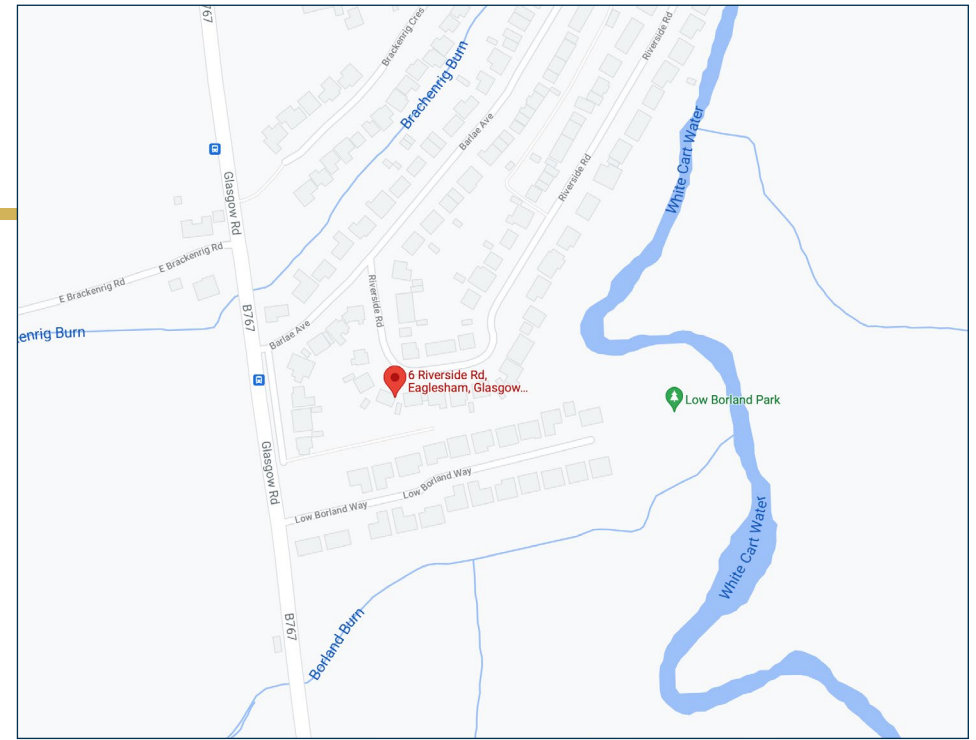


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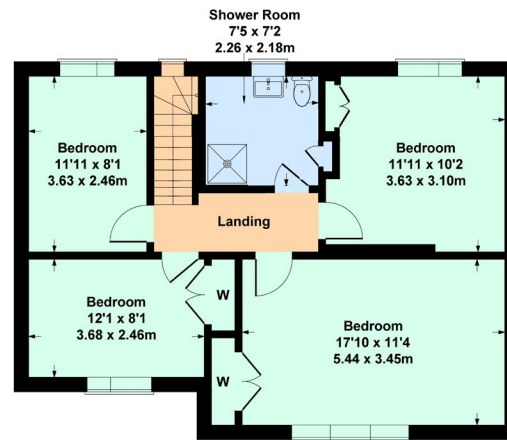


6 Riverside Road, Waterfoot, G76 0DF

Approximate gross internal area 1634 sq ft - 152 sq m



GROUND FLOOR



FIRST FLOOR

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: G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band E

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 2004

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