



27 Fairfield Drive, Clarkston

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Situation

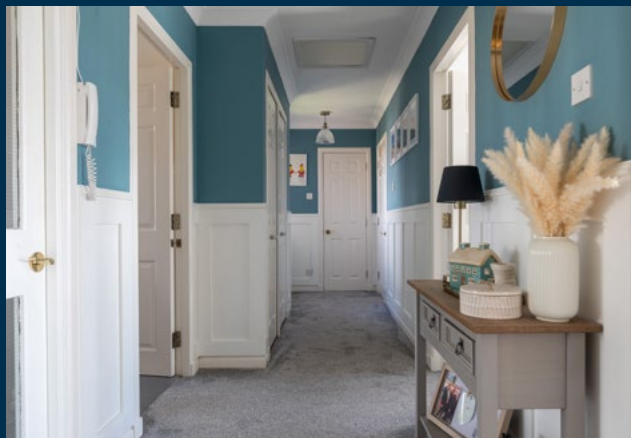
Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways.

Fairfield Drive is conveniently located to Clarkston amenities, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns.

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, several 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.

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







Description

A well presented main door two bedroom upper floor apartment set within this continually sought after development by Dickie Homes, set with attractive landscaped resident's gardens, close to the centre of Clarkston.

The apartment offers flexible accommodation comprising:

Entered via a main door with staircase to upper accommodation and store cupboard. Reception hallway with good storage and guest WC. Bright and spacious bay window sitting room. Well appointed refitted dining kitchen with a full complement of wall mounted and floor standing units. Two bedrooms, both with fitted wardrobes and are of double proportions. The shower room, with three piece suite, completes the accommodation.

The property is further complemented by updated electric heating, double glazed windows, loft storage and a security entrance system. Well kept communal gardens. Allocated residents parking space and additional lock-up single garage.





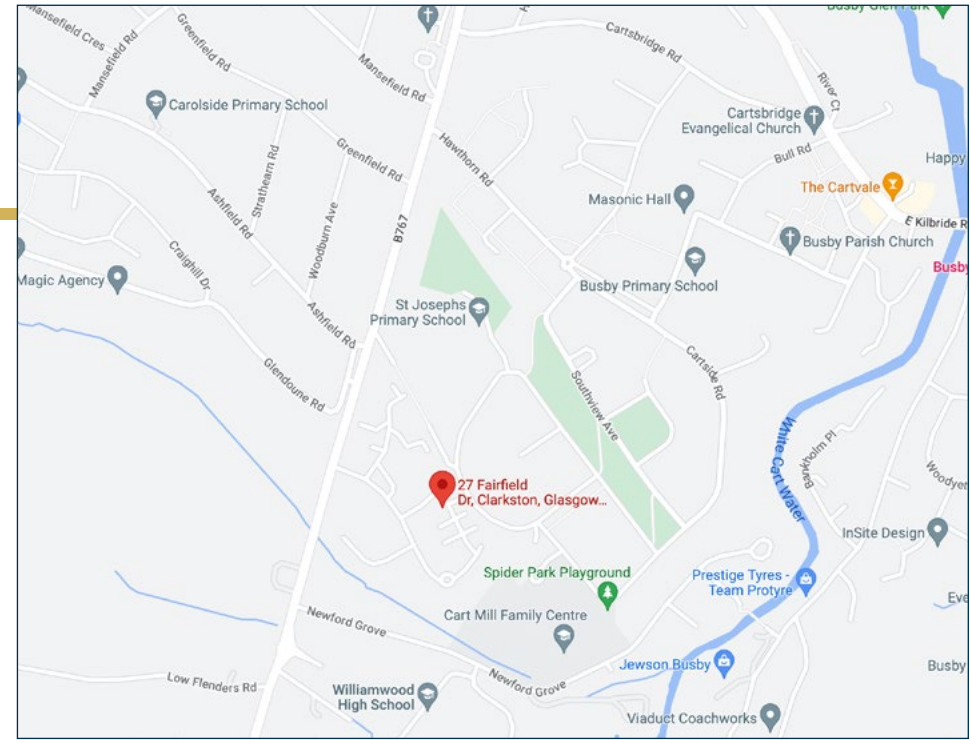


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27 Fairfield Drive, Clarkston G76 7YH

Approximate gross internal area 963 sq ft - 89 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. 2022

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 D

Services
 The property is supplied by mains water, electricity and drainage. Electric heating.

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

Property Reference CLA 386

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