



Apt 1F Golf Court, Strathview Park, Netherlee

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Situation

Netherlee and its neighbouring suburbs of Clarkston and Giffnock are 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. This property is conveniently located for Clarkston Road & Clarkston Toll amenities including local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs golf clubs and Rouken-Glen Park, voted Best Park in the UK in 2016.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Netherlee and Our Lady of The Mission Primary Schools and St Ninian's and Williamwood High Schools and is within easy reach of a number of school-run pick-up points for private schools in Glasgow.









Description

A spacious three bedroom second floor apartment, built by John Dickie Homes, built circa 1987, positioned within Golf Court, located within this continually popular and sought after Strathview Park development, set within well tended mature resident's gardens.

The property provides flexible accommodation and comprises:

A secure controlled entry system leads to a well-kept and illuminated communal entrance. Staircase to upper levels.

The accommodation comprises:

A spacious and welcoming reception hallway with three good internal storage cupboards. Sitting room with a patio doors to balcony with views over the development. Refitted breakfasting kitchen, with a full complement of wall mounted and floor standing units, complementary worktop surfaces and integrated appliances. Principal bedroom with fitted wardrobes and ensuite shower room. Bedroom two, again of double proportions, with fitted wardrobes. Bedroom three/ dining room. A bathroom completes the overall accommodation.

The property is complemented by its own secure garage, private residents parking, upgraded electric heating and double glazing. The development is maintained by Hacking & Paterson.







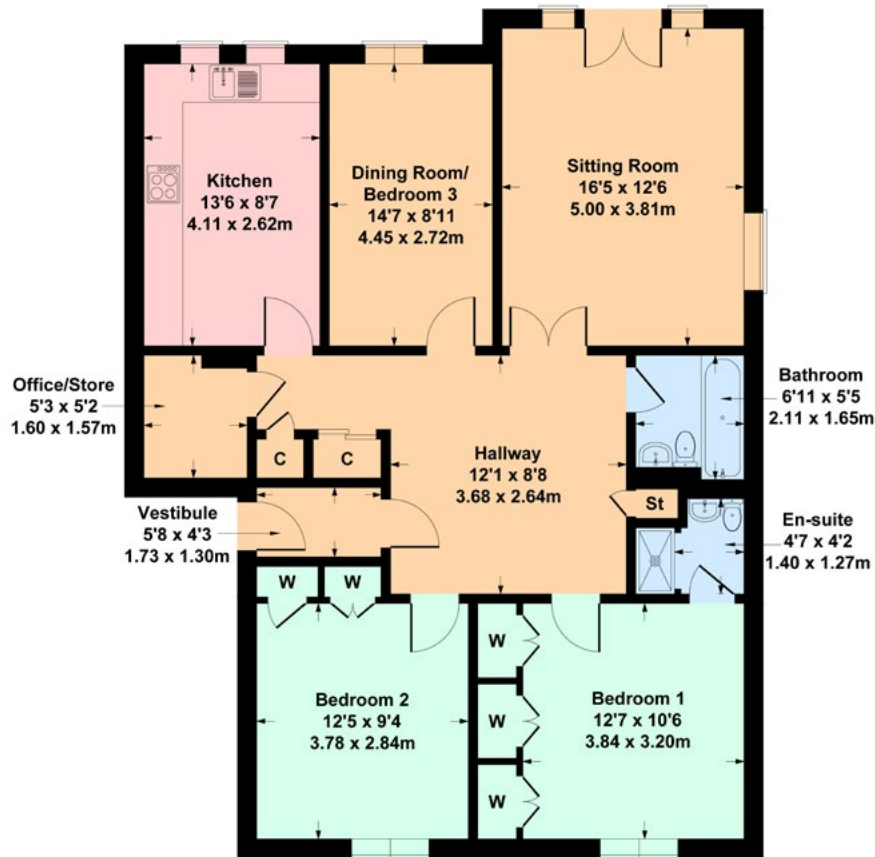


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Approximate gross internal area 1157 sq ft - 107 sq m



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
Busby Road,
Clarkston
G76 7RB
Telephone 0141 638 4541

Outgoings

East Renfrewshire Council
Band F

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, drainage and electricity. Electric central heating.

Local Authority

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

Property Reference CLA 389

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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