



29 Craighlaw Avenue, Waterfoot

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## Situation

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

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.

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, 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, including Mearns Castle and St Ninian's High Schools.















## Description

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

This family home affords accommodation formed over two levels, well designed for family living.

The complete accommodation comprises:

Ground Floor: Entrance hallway with staircase to upper floor. Bright and spacious sitting room. Dining/family room with fireplace. Well appointed kitchen fitted with a range of floor standing and wall mounted units and complementary worktops. Utility room.

First Floor: Upper landing with hatch to attic. Bedroom one. Bedroom two. Bedroom three. An attractive house bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Well tended gardens, enclosed rear garden with terrace, ideal for entertaining. A floored attic provides extensive additional storage and the driveway provides off street parking for several cars and leads to a detached garage.























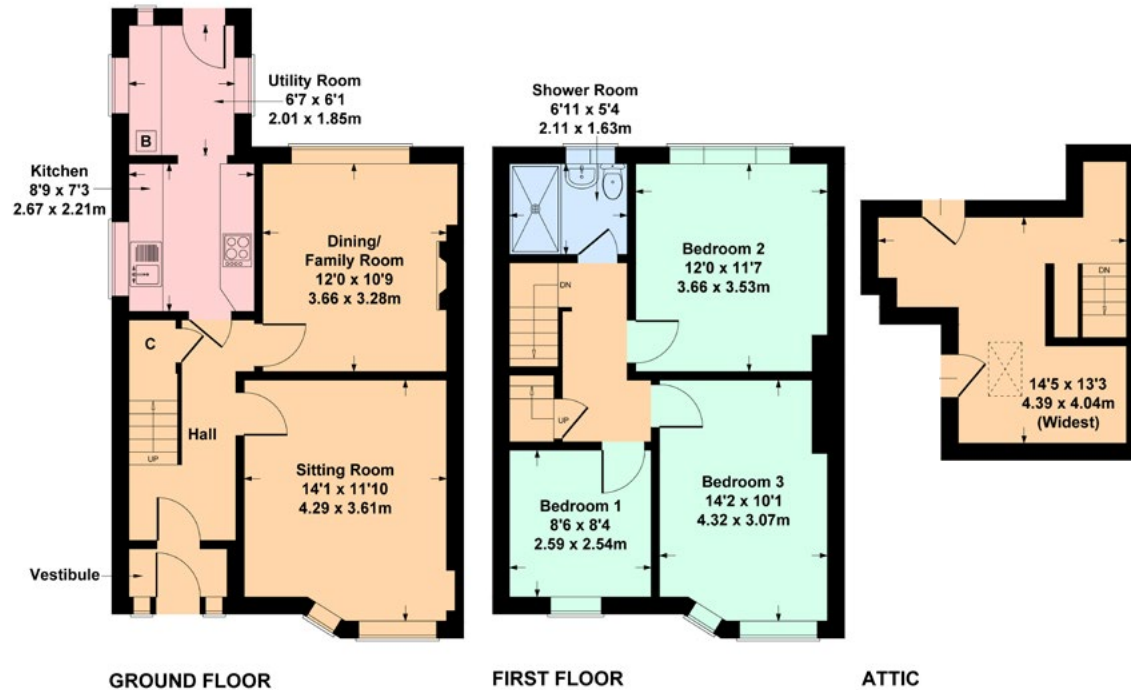


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## 29 Craighlaw Avenue, Waterfoot G76 0ET

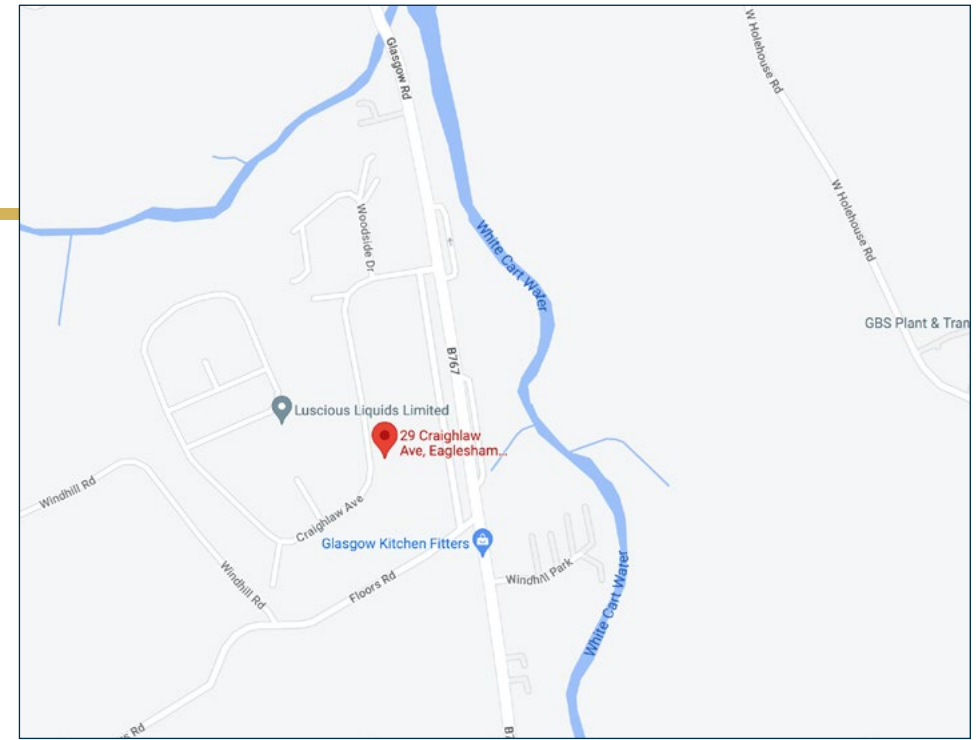
Approximate gross internal area  
Main House = 1033 sq ft - 96 sq m  
Attic = 161 sq ft - 15 sq m  
Total = 1194 sq ft - 111 sq m



### 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 C

### 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 CLA 2805

1 Helena Place, Clarkston G76 7RB

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