



85 Hillend Road, 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.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services (Williamwood & Clarkston Train Stations) 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 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 beautifully presented and extended four bedroom/ four public room detached villa, enjoying views over open fields and surrounding countryside, located within this continually popular area, close to local amenities and schooling.

The property has been extended, upgraded and well maintained by the present owners and provides flexible accommodation, well designed for family living, arranged over two levels. The accommodation comprises:

Ground Floor: Welcoming entrance hallway with staircase to upper accommodation. Spacious sitting room, overlooking the front of the property. The sitting room leads to the dining room. Well appointed kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces. Separate utility area. Inner hall leads to a guest WC, home office and a generous family room with direct access to gardens and affords stunning views over open fields and countryside.

First Floor: Principal bedroom with fitted wardrobes and an attractive ensuite shower room. Three further bedrooms, all of which are of double proportions. A house bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Well-tended garden grounds, enclosed garden to the rear, with a decked terrace, ideal for entertaining. There is a driveway to the front of the property providing ample off street parking, leading to a single integral garage.





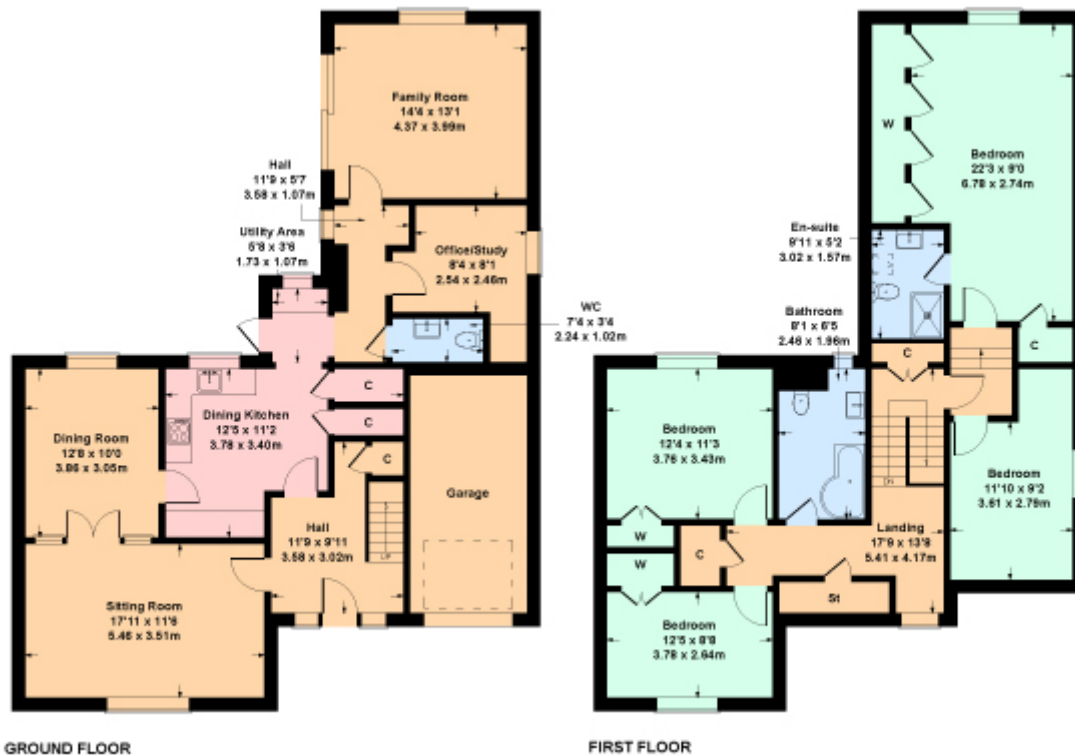


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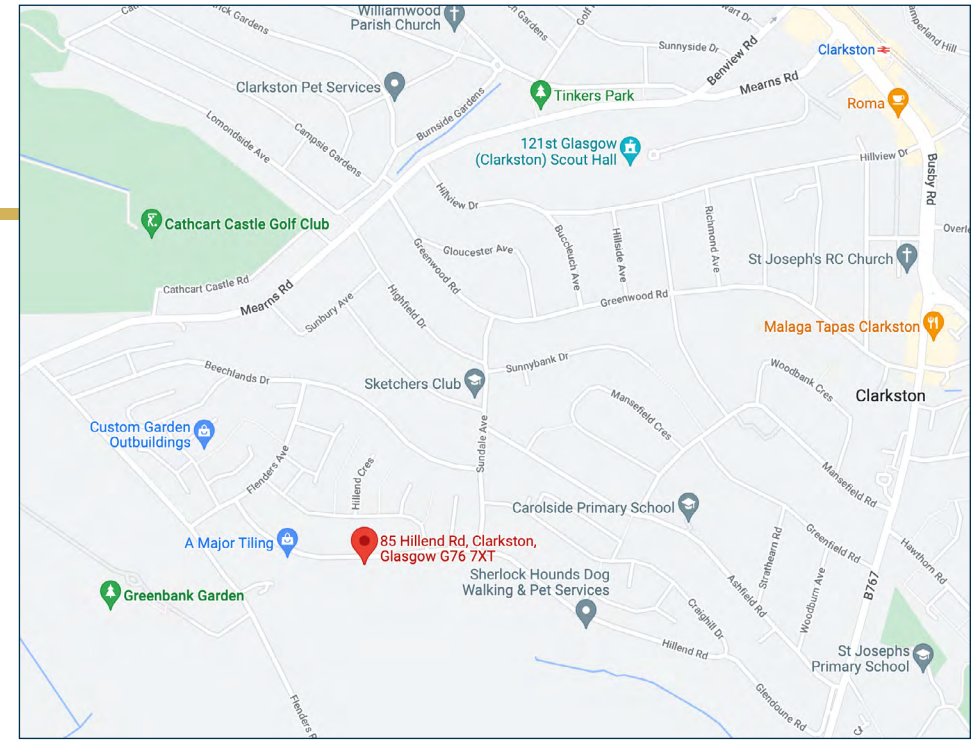
Approximate gross internal area 2113 sq ft - 195 sq m
(excluding garage)



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. 2023

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: F

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, 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 404

1 Helena Place, Clarkston G76 7RB

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