



20 The Oval, Clarkston

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Situation

Clarkston 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.

Clarkston and its neighbouring suburbs of Busby, Newton Mearns and Giffnock are acknowledged for its standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Sports and recreational facilities can be found locally to include Greens Health club, Cathcart, Williamwood and Whitecraigs golf clubs, Clarkston bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

In addition, this property sits within the catchments area for highly reputable Primary and Secondary Schools and is within easy reach of various pick up points for Glasgow's other private schools.







FIESTA
The time is now
TOMORROW





Description

A three bedroom semi detached villa, extremely well placed for amenities within the surrounding district.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Bright and spacious bay window sitting room. The sitting room is on an open plan arrangement to the dining room. Well appointed kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces, the kitchen affords access to the rear garden.

First Floor: Three bedrooms. Shower room with three piece suite completes the upper accommodation.

The property benefits from private front and rear gardens. A driveway to the side provides off street parking. The property is further complimented by gas central heating and double glazing.



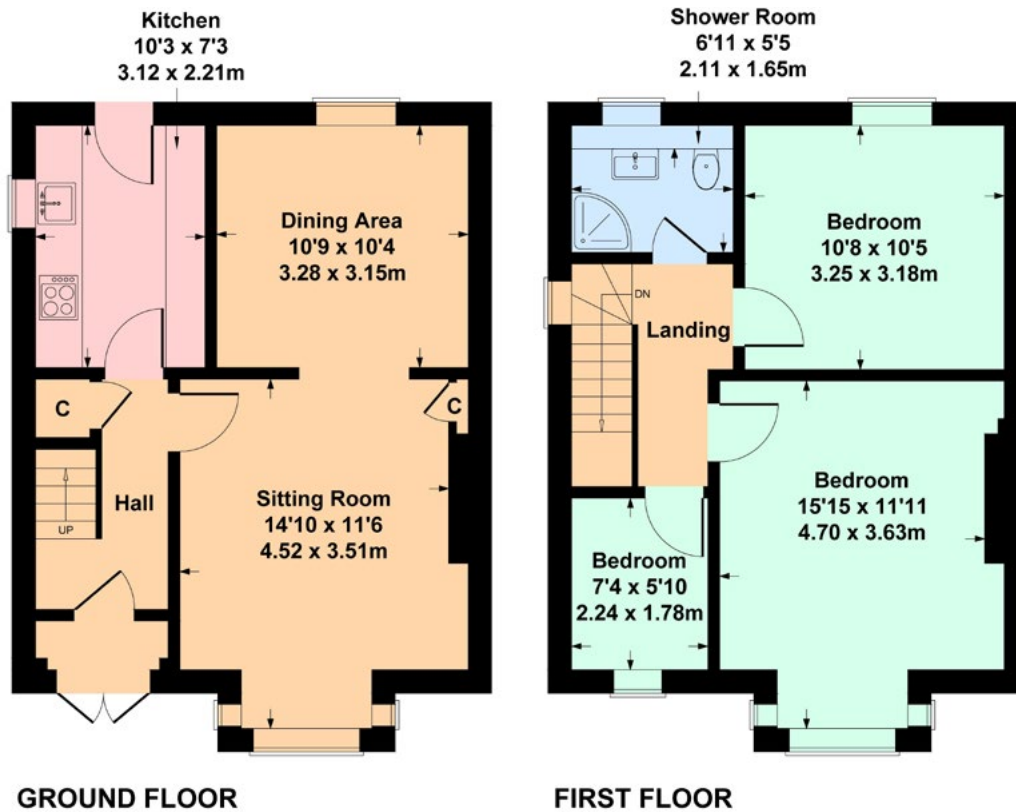




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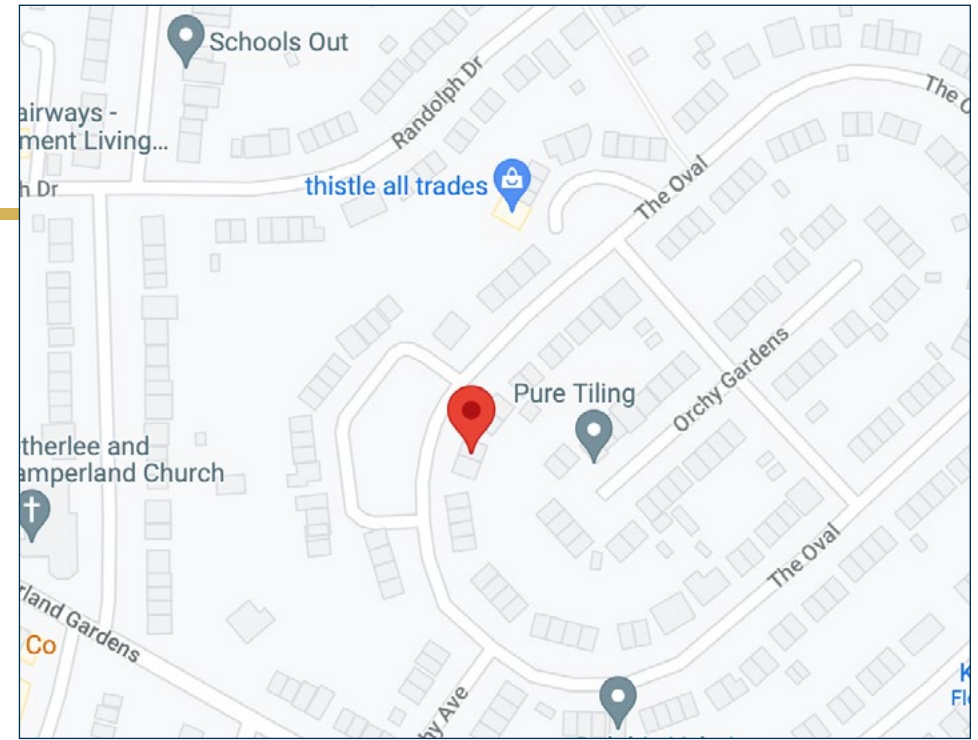
Approximate gross internal area 888 sq ft - 82 sq m



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. 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
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

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

Property Reference xxx

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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