



95 Hillend Road, Clarkston

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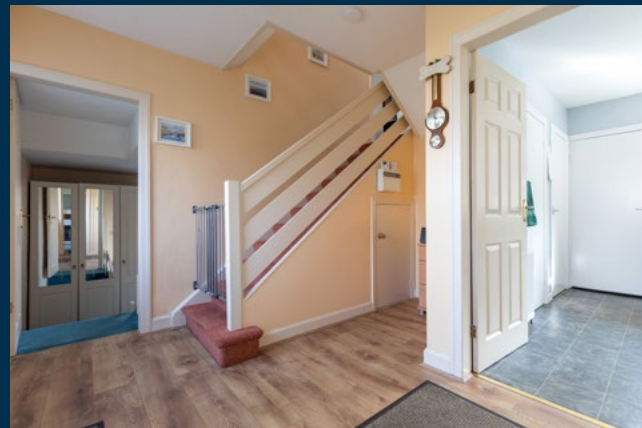
Situation

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 & the Glasgow Southern Orbital motorways.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, banks, library and health care facilities and regular bus and rail services.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several 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

Seldom available, a well presented and extended five bedroom/three public room detached villa, set within one of the largest plots on Hillend Road, extending to around 0.5 acres or thereby, enjoying views over open fields and surrounding countryside, located within this continually popular area, close to local amenities and first class schooling.

The property has been well maintained by the present owners and provides flexible accommodation, well designed for family living.

The accommodation comprises:

Ground Floors: Welcoming reception hallway with staircase to upper accommodation. Spacious sitting room, overlooking the front of the property. The sitting room leads to the dining room. Bedroom with ensuite shower. Kitchen with a range of wall mounted and floor standing units, complementary worktop surfaces and two storage cupboards. Separate utility area, connecting to a Guest WC and the Garden room, enjoying aspects over the rear garden.

First Floor: Split level landing with storage. Bright and spacious family room/bedroom five with balcony commanding expansive views over the surrounding fields. Three further double bedrooms, all with wardrobes. The house bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing.

A particular feature of this family home is the extensive garden grounds, extending to around 0.5 acres or thereby, overlooking open fields and countryside. Southerly orientation at rear. The garden grounds offer great scope for further development, subject to the relevant consents.

There is a driveway to the front of the property providing off street parking for several cars, leading to a double garage. In addition, there is a greenhouse and garden store.

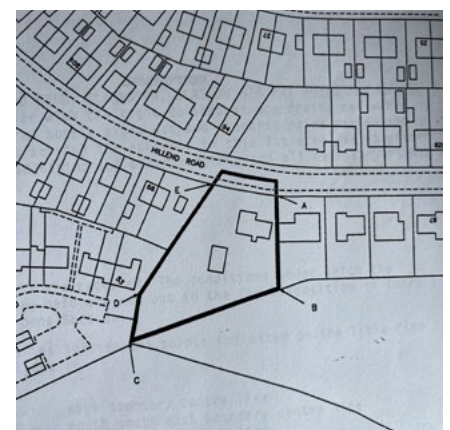












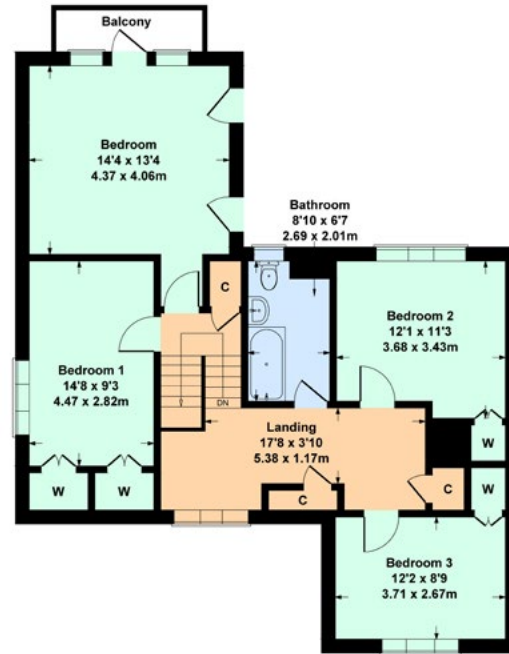


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95 Hillend Road, Clarkston, G76 7XT

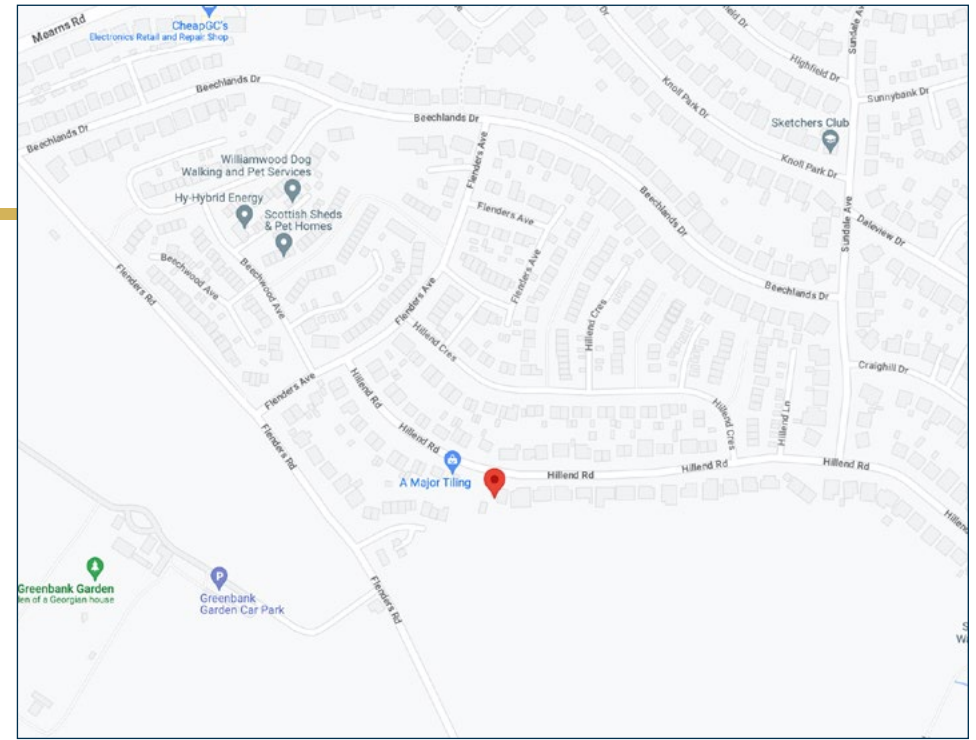
Approximate gross internal area 1948 sq ft - 181 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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



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
Band G

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, 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 CLA432

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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.