



6 Richmond Avenue, Clarkston

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Situation

This popular suburb 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. Clarkston is considered one of the primary residential suburbs on the south side of Glasgow.

Clarkston is 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.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Richmond Avenue is conveniently located for access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and Greenlaw Village Retail Park in Newton Mearns. In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.









Description

An extended and beautifully presented three bedroom semi detached villa, set within this popular residential area, close to local amenities and reputable schooling.

The property has been upgraded and extended by the present owners and provides flexible accommodation comprising:

Ground floor: Entrance vestibule. Reception hall with under stair cupboard. Spacious and bright bay window sitting room with views to front. Contemporary kitchen, fitted with a range of floor and wall mounted cabinets, breakfasting bar and dining area. The kitchen is on an open plan arrangement to the family room, which in turn overlooks and has French doors leading to the decked terrace and rear garden, utility room. A guest WC completes the lower accommodation.

First floor: Upper landing with storage. Bay window bedroom one. Bedroom two. Bedroom three. House bathroom with shower over bath. Hatch to loft, providing additional storage.

The property is further complimented by gas central heating and double glazing. Well kept landscaped gardens, enclosed rear garden. Driveway provides off street parking.











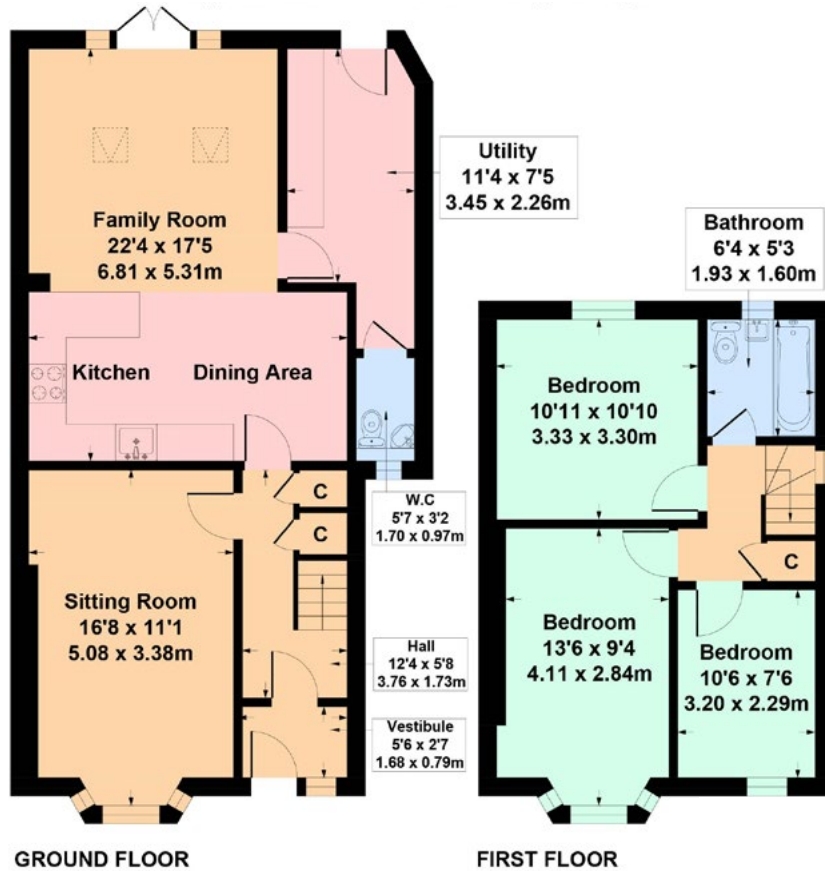
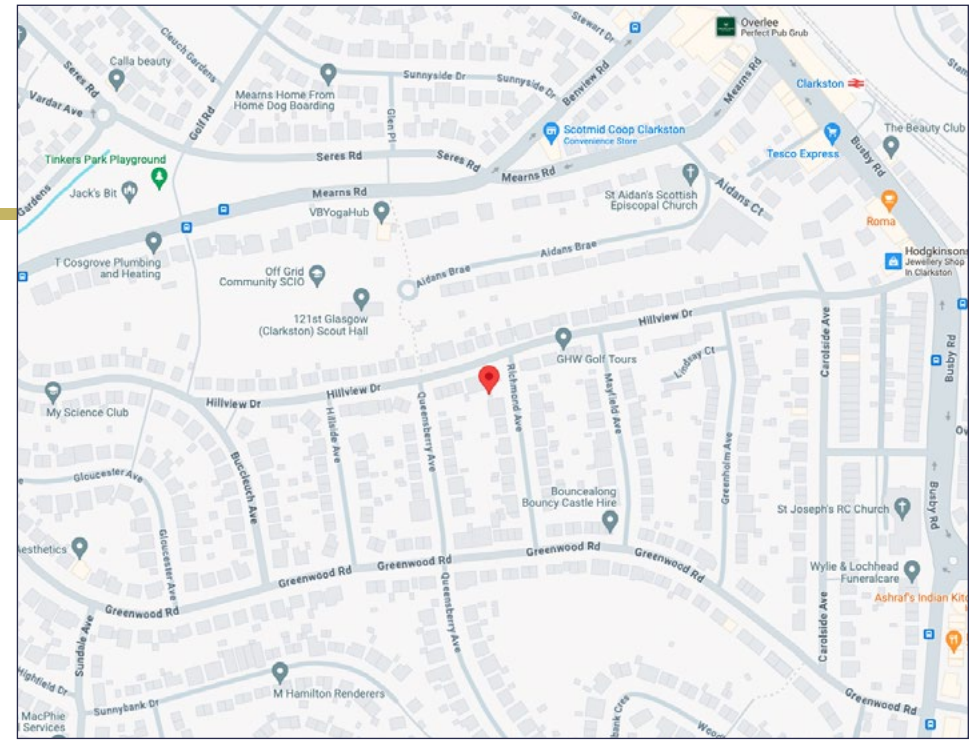


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6 Richmond Avenue, Clarkston G76 7JL

Approximate gross internal area = 1205 sq ft - 112 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. 2024

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 D

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 CLA 487

1 Helena Place, Clarkston G76 7RB

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