



35 Cartsbridge Road, Clarkston

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Situation

Cartsbridge Road is located a short distance from public transport, local shops, post office and health surgeries at Clarkston Toll, Busby Road and Eastwoodmains Road.

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.





Description

A well presented and extended detached villa, extremely well located for amenities within the surrounding district.

A deceptively spacious detached villa affording well appointed and light accommodation arranged over two floors. The overall accommodation provides flexible layout, well designed for family living.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Sitting room with feature fireplace. Bright and spacious family room/dining room on an open plan arrangement to the kitchen which affords access to the beautiful private gardens. Well appointed kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces. Conservatory with French doors leading to the patio and rear gardens. Bedroom one with bay window. Shower room services bedroom one and guests. Ample storage throughout the ground floor.

In addition, there is a separate living accommodation that could be converted on the ground floor and currently comprises: Bedroom two. Large shower room with corner shower. Large kitchen/sitting room on an open plan arrangement with French doors onto the patio and rear gardens, there is also a separate useful utility room.

First Floor: Bright landing affording access to two further double bedrooms. House bathroom with electric shower over the bath completes the upper accommodation.

The property benefits from private front and rear gardens. A driveway to the side provides parking for several car and leads to a detached single garage. The property is further complimented by gas central heating and double glazing.





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35 Cartbridge Road, Clarkston G76 8DH

Approximate gross internal area 2,152sq ft -200 sq m



VistaBee
Approximate Internal Floor Area 2152 Sq Ft / 200 Sq M
(Excluding Garage)

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (© 110627)
VistaBee © 2017



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
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 will be supplied by mains water, drainage and electricity. Gas central heating.

Local Authority

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

Property Reference 1041

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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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