



29 Williamwood Park, Netherlee

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Netherlee 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.

Netherlee and its neighbouring suburbs of Clarkston, Newton Mearns and Giffnock are acknowledged for their 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.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston and Giffnock Tennis Clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches and a boating pond.

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools including Williamwood and St Ninian's High Schools.









## Description

Seldom available, a spacious and beautifully presented traditional five bedroom mid terraced villa, only a short distance to local shops and nearby transport links on Clarkston Road.

The property affords flexible accommodation over three levels, retaining much of its original character, which has been comprehensively refurbished and upgraded by the present owners and comprises:

**Ground Floor:** Entrance vestibule. Welcoming reception hallway with staircase to upper floors and guest WC. Spacious bay window sitting room with feature fireplace. Generous dining/family room with a fireplace and is on an open plan arrangement to the well appointed fitted kitchen. The kitchen is fitted with a full complement of wall mounted and floor standing units and complementary worktop surfaces.

**First Floor:** Broad and bright upper landing. Three good sized bedrooms. Stunning house bathroom with separate shower enclosure.

**Attic:** Landing with storage. Principal bedroom suite with stunning views over the surrounding area and towards the Cathkin Braes and benefits from fitted wardrobes and an attractive ensuite shower. Home office/bedroom five.

Well tended gardens, enclosed rear garden with patio area. The property is further complemented by upgraded gas central heating and has been reroofed. There is a single parking space and a detached garage, located to the rear of the property.













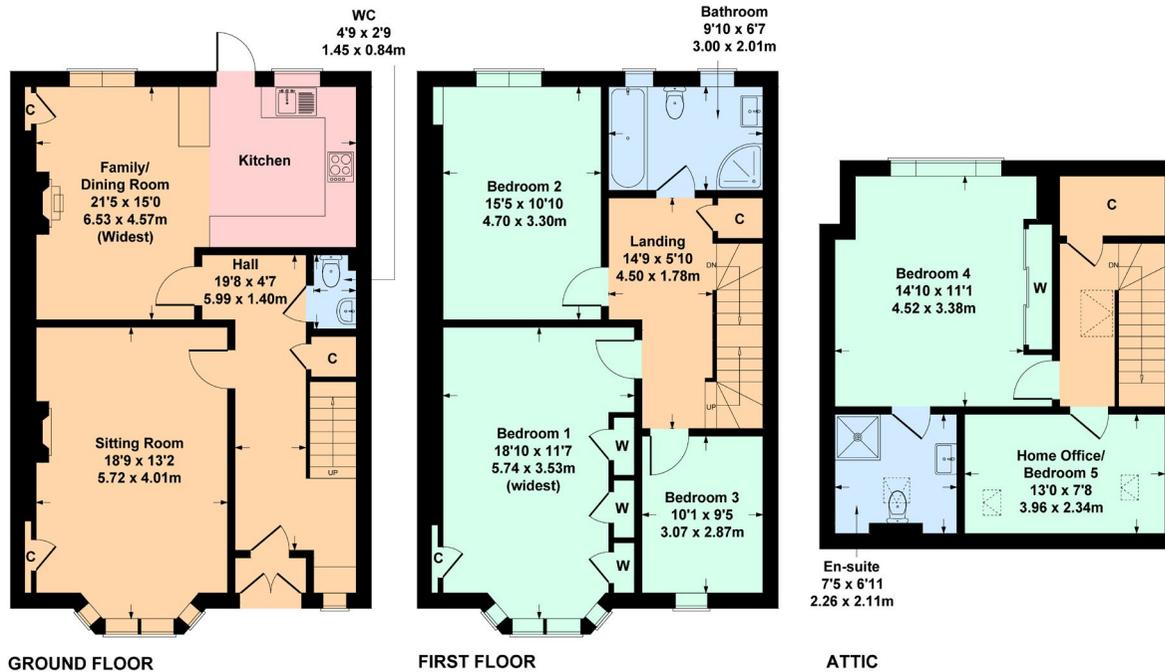




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## 29 Williamwood Park, Netherlee, G44 3TD

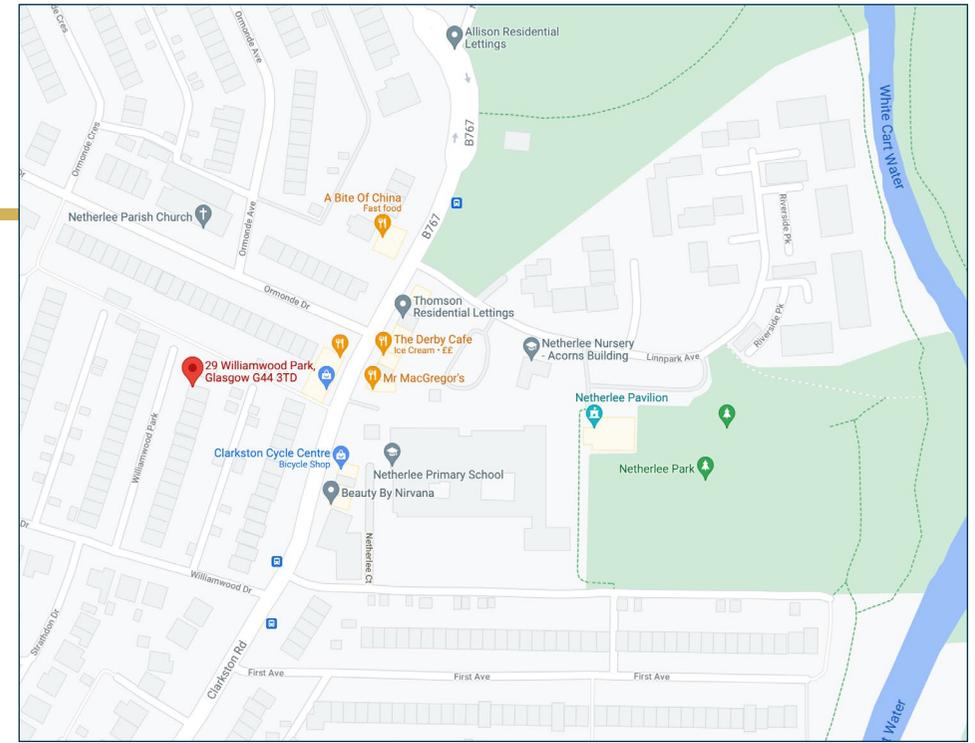
Approximate gross internal area 1904 sq ft - 177 sq m



### 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. 2021

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,  
Busby Road,  
Clarkston, G76 7RB  
Telephone 0141 638 4541  
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 C

### Services

The property will be 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 336

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