



10 Kilpatrick Gardens, Clarkston

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





Nicol Estate Agents

## Situation

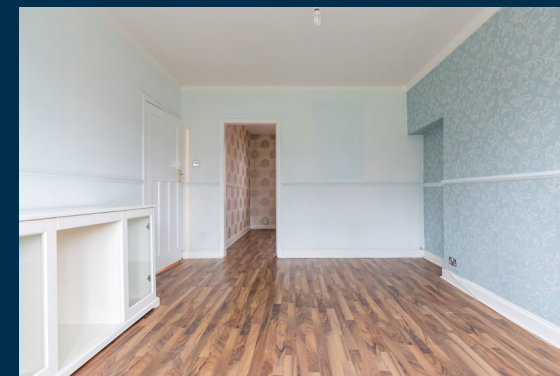
Kilpatrick Gardens is located just a short walk from public transport, local shops, post office and health surgeries at Clarkston Toll and Busby Road.

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 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 Nuffield Health club, David Lloyd at Rouken Glen and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. In addition, Cathcart, Williamwood and Whitecraigs golf clubs, Clarkston bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools including St Joseph's and Carolside Primary schools and Williamwood and St Ninian's High Schools. The property is located approximately 1.5 miles from the private Belmont House School and within easy reach of various pick up points for Glasgow's other private schools.















Nicol Estate Agents

## Description

A three bedroom semi detached villa, located within continually popular area, close to local amenities and transport links.

The property provides flexible accommodation arranged over two levels comprising:

Ground Floor: Welcoming vestibule. Reception hallway. Generous bay window sitting room, in turn leading to the dining room. Dining room with views onto the private rear garden. Kitchen with a full complement of wall mounted and floor standing units.

First Floor: Three bedrooms and a house family bathroom.

The property is further complemented by gas central heating and partial double glazing. Gardens to front and rear, with a driveway leading to a single detached garage.



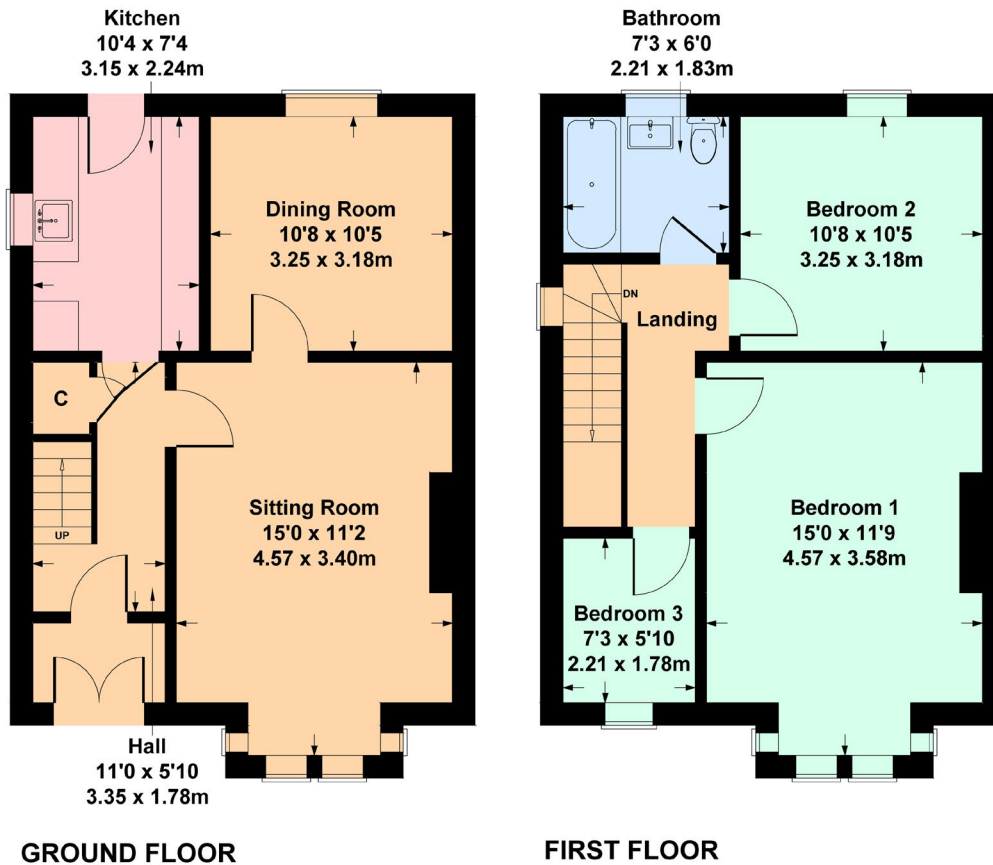


Nicol Estate Agents



## 10 Kilpatrick Gardens, Clarkston, G76 7RQ

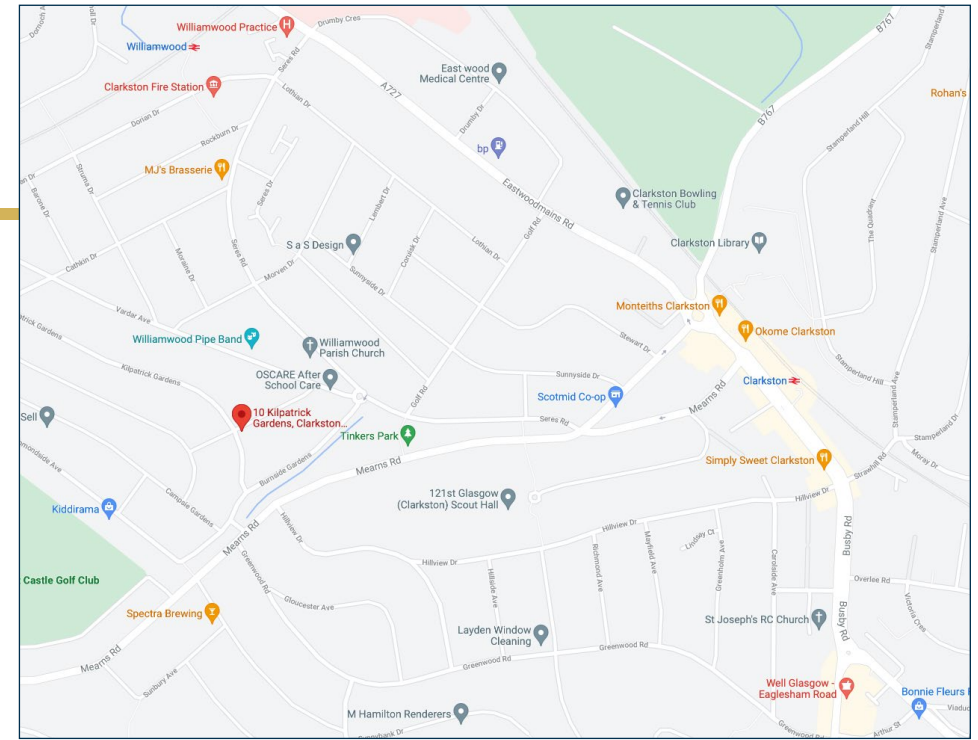
Approximate gross internal area 983 sq ft - 91 sq m



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  
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 E

### 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

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

www.nicolestateagents.co.uk

