



28 Morven Drive, 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 & Glasgow Southern Orbital motorways.

Morven Drive is conveniently located for local shops at Williamwood and access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services (Williamwood & Clarkston Train Stations) 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, several private bowling clubs and 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.



THE FERGUSON KITCHEN







Description

A particularly spacious and seldom available, semi detached villa located within this sought after pocket of Clarkston, close to local amenities, Clarkston Toll shops and transport links.

The property has been well maintained by the present owners and provides flexible accommodation, spread over three levels and comprises:

Ground Floor: Entrance vestibule with cupboard space. Reception hallway with staircase. Generous sitting room with open aspects to the rear of the property. The sitting room is on an open plan arrangement to the dining room and kitchen. Well appointed breakfasting kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and breakfast bar. Separate utility room. Guest WC. Internal courtesy door the single garage.

First Floor: Principal bedroom with an ensuite shower room and a large walk in wardrobe. Bedroom with fitted wardrobes and ensuite shower room. There is also a mezzanine level over the sitting room, which can be used a home office/study space.

Second Floor: Two further bedrooms, both of double proportions and one benefiting from fitted wardrobe space. House bathroom with a three piece suite.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds, with a terrace, ideal for entertaining. Driveway providing ample off street parking leading to a single integral garage.















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28 Morven Drive, Clarkston G76 7NH

Approximate gross internal area
Main House 2045 sq ft - 190 sq m
Garage: 172 sq ft - 16 sq m
Total 2217 sq ft - 206 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. 2023

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
Band G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

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

CLA459

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