



Apt 1/2, 15 Beechlands Avenue, Netherlee

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Situation

Netherlee and its neighbouring suburbs of Clarkston and Giffnock are 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. Beechlands Avenue conveniently located for Clarkston Road & Clarkston Toll amenities including transport links, local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston and Giffnock Tennis Clubs, Linn Park and Rouken-Glen Park, voted Best Park in the UK in 2016.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.









Description

A particularly spacious and bright first floor three bedroom/two public room apartment situated within the exclusive and private residential Beechlands development by Dickie Homes, commanding southerly aspects over Williamwood Golf Course.

Set within extensive landscaped residents' grounds, this apartment occupies a favoured first position within the development and affords accommodation of a size and scale rarely seen today.

All main public rooms are positioned to the rear of the building and enjoy southerly tree lined aspects over Williamwood Golf Course and the bedrooms, to the front, have views over the surrounding district and City beyond.

A secure controlled entry system leads to a well-kept and illuminated communal entrance foyer with elevator access to all levels. Large communal landing with storage.

This apartment extends to approximately 1,434 Sqft (133 Sqm, excluding the balcony) and offers flexible accommodation, well maintained by the current owners and comprises:

Welcoming reception hallway with good storage. Bright and spacious sitting with door opening to the balcony, affording tree lined aspects over Williamwood Golf Course. Family/ dining room. The kitchen is fitted with a complement of wall mounted and floor standing units. Generous principal bedroom with fitted wardrobes and ensuite shower room. Bedroom two, again a double size bedroom with fitted wardrobes. Bedroom three. A bathroom with three piece suite completes the overall accommodation.

The property is further complemented by gas central heating, double glazing and is protected by an alarm system. There is a single car lock-up garage, in addition to ample residents and guest parking.







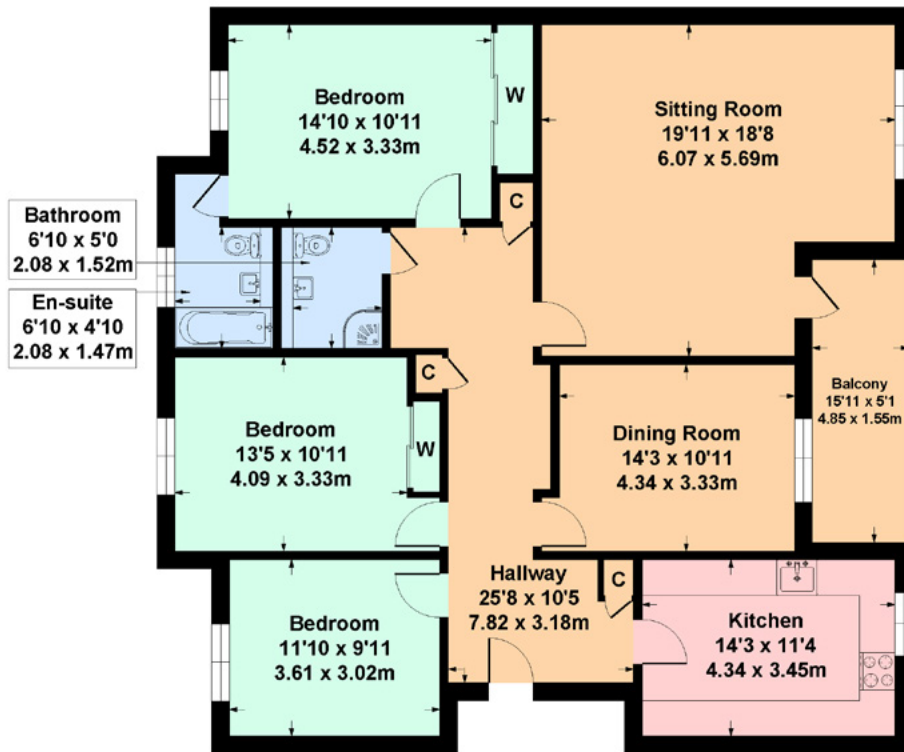
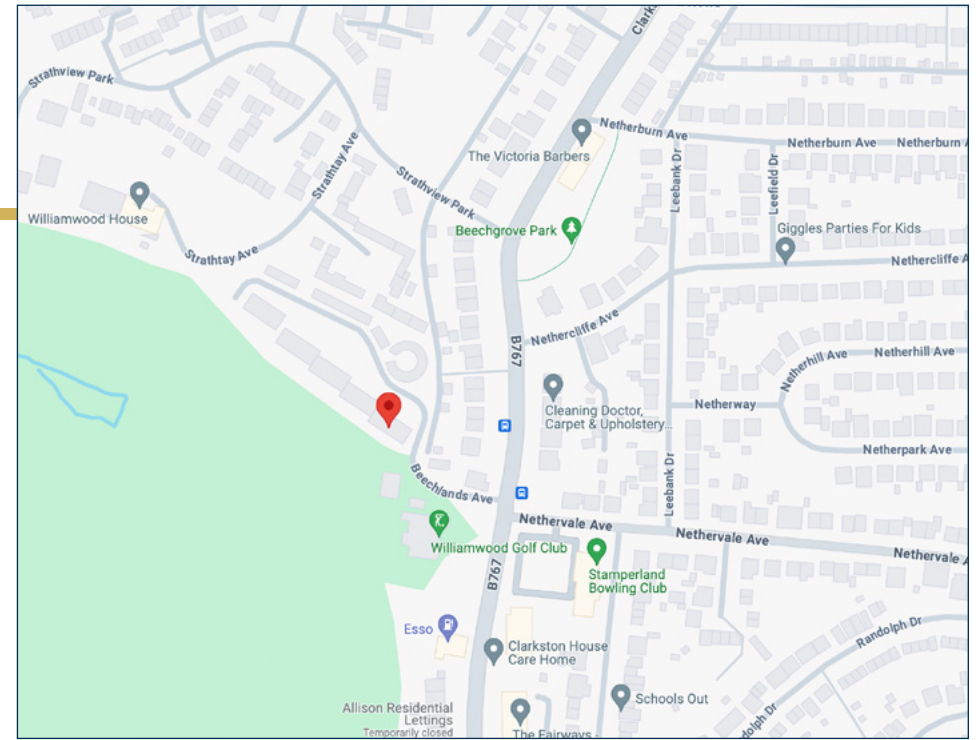


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Approximate gross internal area 1434 sq ft - 133 sq m



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: G

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

Local Authority

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

Property Reference CLA

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