



47 Orchy Gardens, Clarkston

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Situation

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 & the 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.









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Description

A two bedroom mid terraced villa, situated in a cul de sac setting and well maintained by the present owners, conveniently located for local amenities and transport links.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Bay window sitting room. Well appointed kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces and large under stair storage cupboard.

First Floor: Bedroom one with cupboard space. Bedroom two. Family bathroom with three piece suite.

The property is further complemented by gas central heating and double glazing. To the rear of the property is a paved terrace, lawn area and gate leading to an access lane for the bins. On street parking provided to the front of the property.





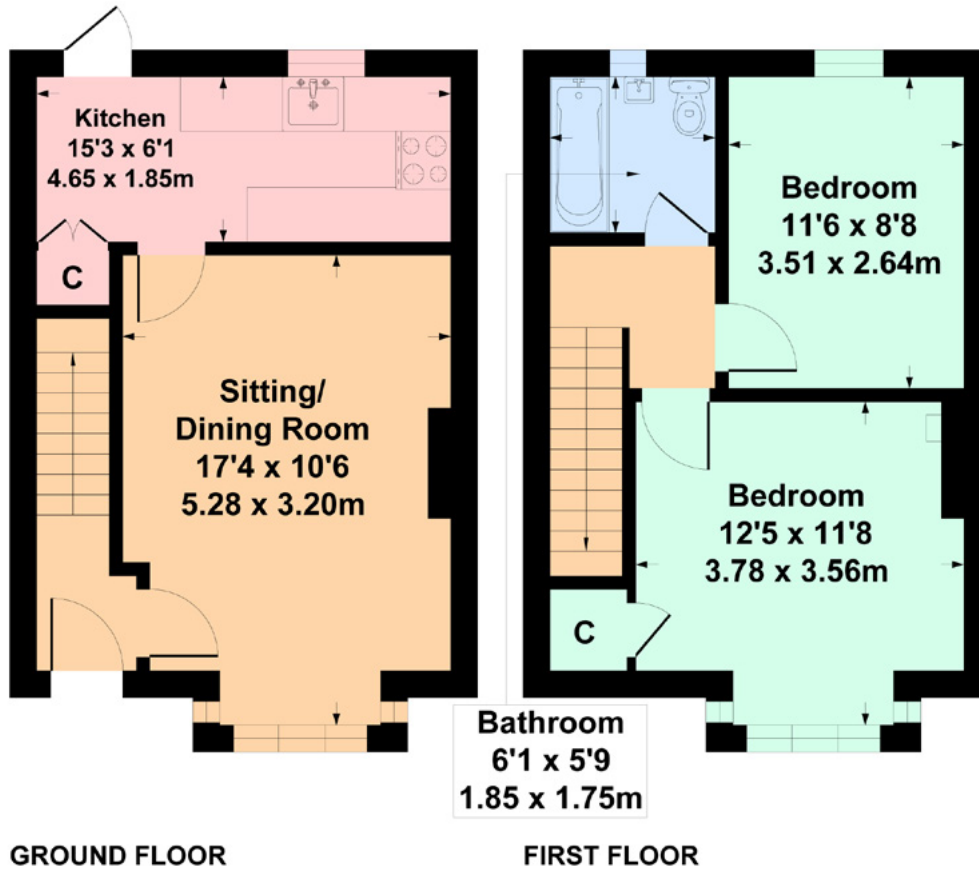
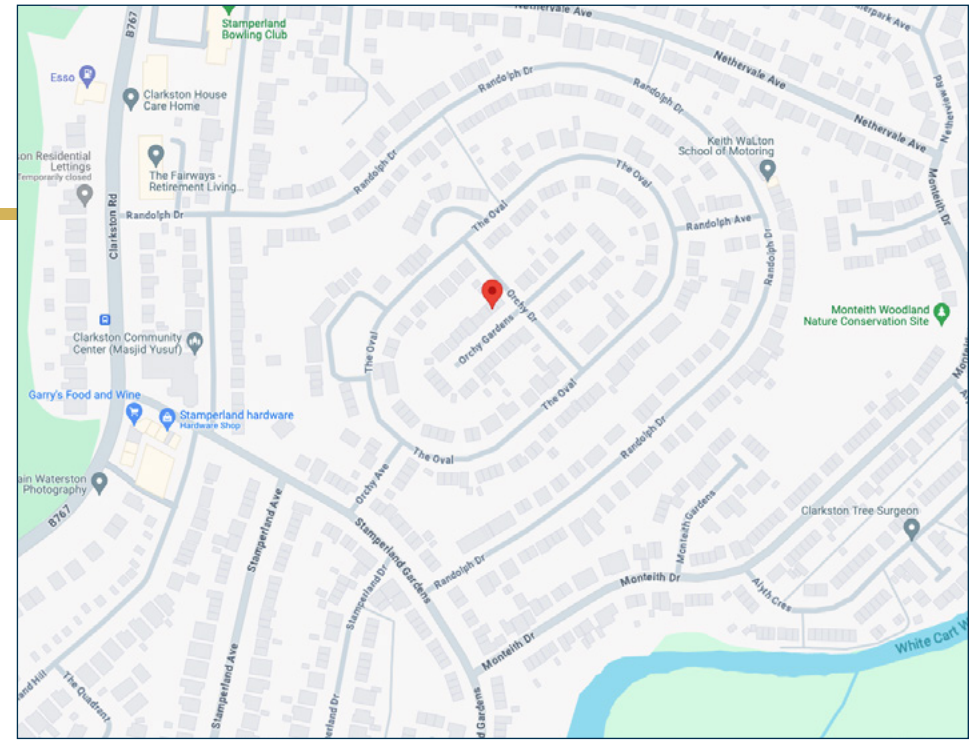


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47 Orchy Gardens, Clarkston G76 8NB

Approximate gross internal area 692 sq ft - 64 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: D

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 CLA476

1 Helena Place, Clarkston G76 7RB

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