



139 Greenwood Road, Clarkston

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Nicol Estate Agents





## Nicol Estate Agents

### Situation

Clarkston is 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.

This popular suburb 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 is considered one of the primary residential suburbs on the south side of Glasgow.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Greenwood Road is conveniently located for access to Clarkston Toll shops and amenities, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns. In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.















## Description

A deceptively spacious and well presented four bedroom/ two public room detached bungalow, set within well kept and landscaped gardens, located within this continually popular residential area, close to local amenities, first class schools and transport links.

The property has been well maintained and provides flexible accommodation over two levels comprising:

Ground Floor: Reception hallway with storage. Generous sitting room with fireplace and French doors leading to the rear garden. Family room overlooking the front of the property. Well appointed and upgraded dining kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and a side door providing access to the driveway and garage. Utility room. Bedroom one with ample fitted wardrobes. A house bathroom with a separate shower enclosure completes the ground floor.

First Floor: Three further bedrooms and a shower room.

The property is further complemented by gas central heating, double glazing, large driveway to the side affords off street parking and leads to a detached garage.

A particular feature of this property is the well kept and manicured garden grounds, enjoying a southerly orientation at the rear with a large patio area, ideal for entertaining.





















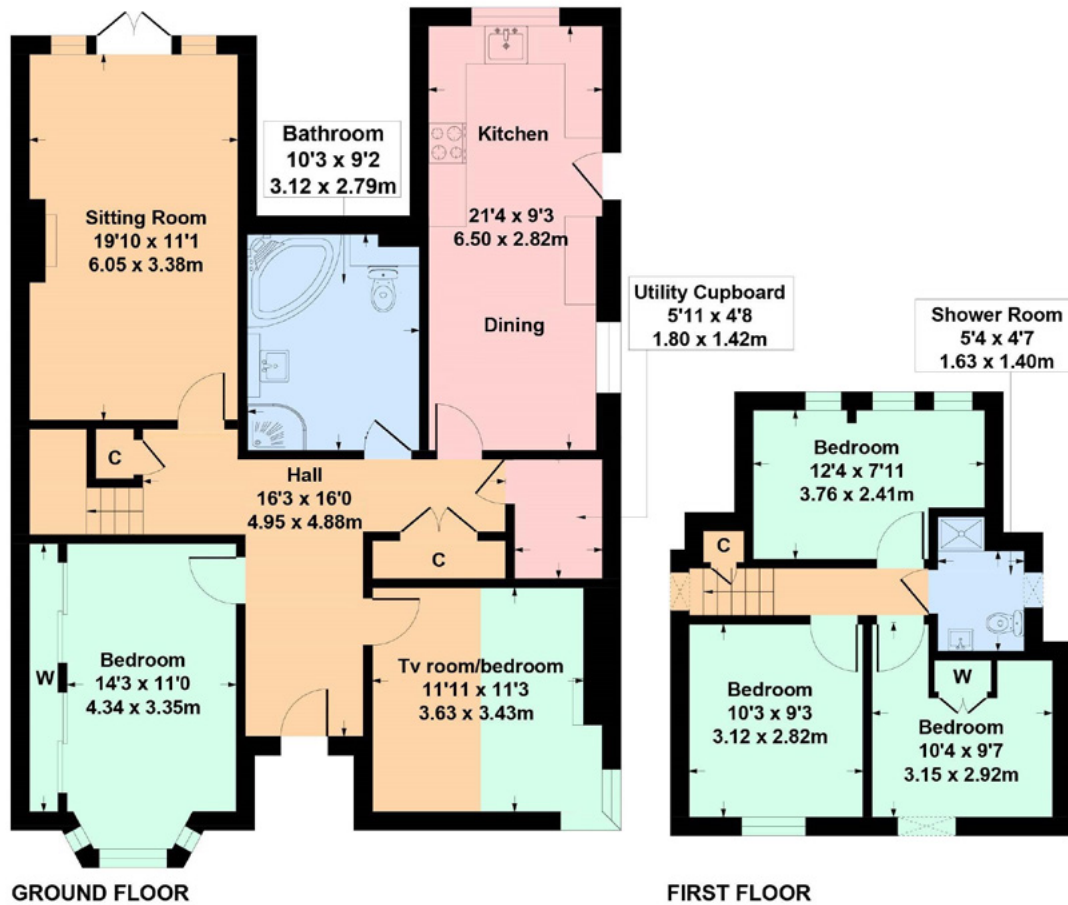


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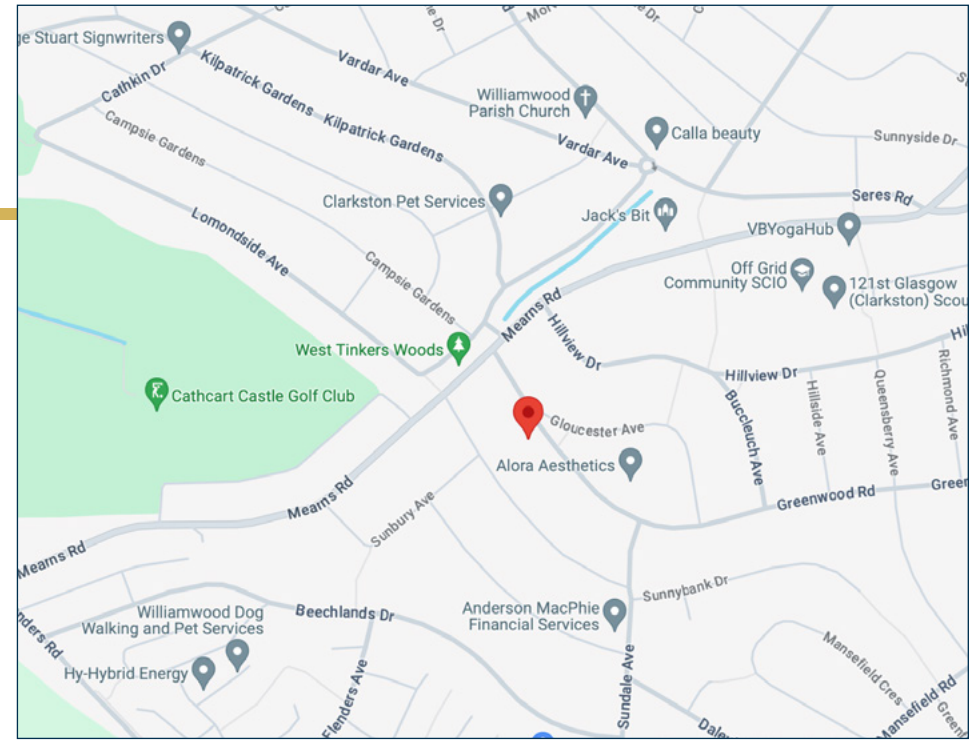
Approximate gross internal area 1484 sq ft - 138 sq m



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, 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 C

### Services

The property will be supplied by mains water, gas and electricity. 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 478

1 Helena Place, Busby Road, Clarkston, G76 7RB

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