# 12 Craighill Drive, Clarkston

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Situation

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.

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.

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.

Craighill Drive is conveniently located for access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and 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.
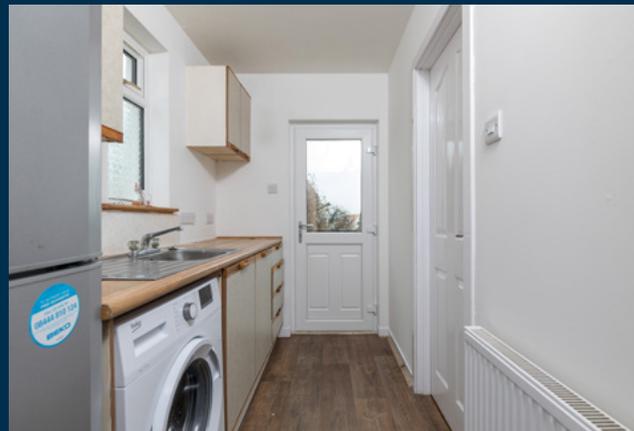
Description

Seldom available, an extended three bedroom/ two public room semi detached villa set within this popular residential area, close to local amenities and schooling enjoying views over the surrounding area, countryside and towards Cathkin Braes and Glasgow City Centre.

The property provides flexible accommodation comprising:

Ground floor: Entrance vestibule. Reception hall with under stair cupboard. Spacious and bright bay window sitting room with views to front. Dining room/ family room overlooking rear gardens. Kitchen with a range of floor and wall mounted cabinets. Utility room. Shower room.

First floor: Upper landing with storage. Bay window bedroom with views to the surrounding fields towards Eaglesham. Bedroom two, again a double, with expansive views towards Cathkin Braes and Glasgow City Centre. Bedroom three. House bathroom with shower over bath. Hatch to partially floored loft, providing additional storage.

The property is further complimented by gas central heating and double glazing. Landscaped gardens, enclosed rear garden. Driveway leads to a garage.
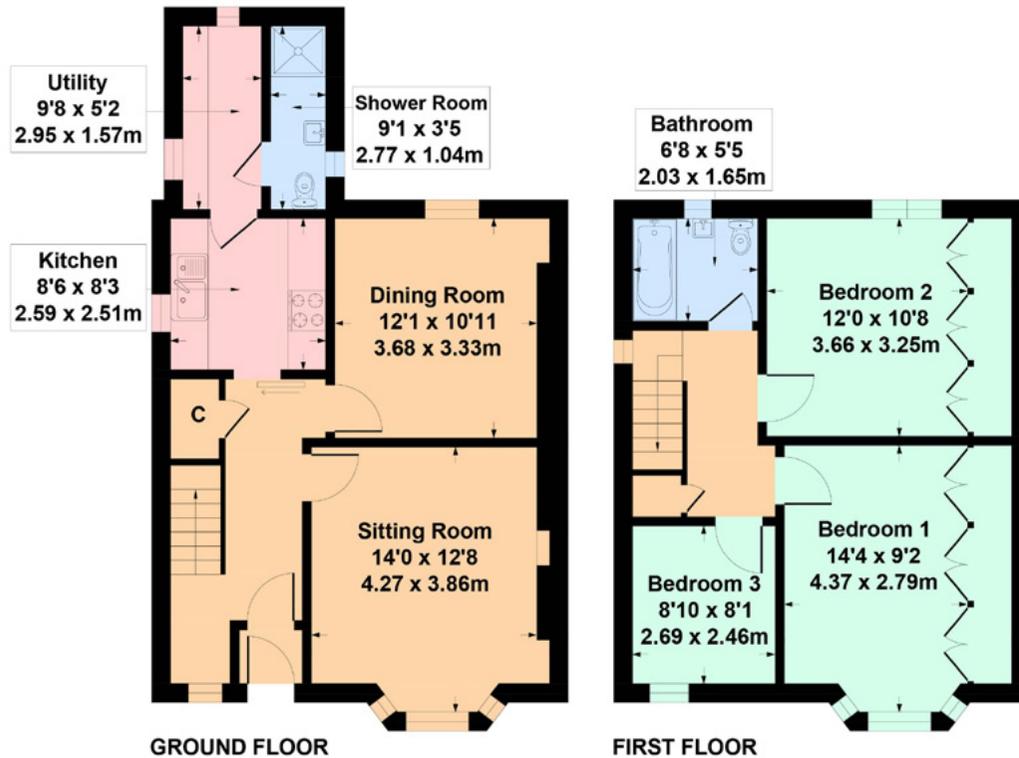
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12 Craighill Drive, Clarkston G76 7TF

Approximate gross internal area = 1085 sq ft - 101 sq m

GROUND FLOOR

- **Utility** 9'8 x 5'2 / 2.95 x 1.57m
- **Shower Room** 9'1 x 3'5 / 2.77 x 1.04m
- **Kitchen** 8'6 x 8'3 / 2.59 x 2.51m
- **Dining Room** 12'1 x 10'11 / 3.68 x 3.33m
- **Sitting Room** 14'0 x 12'8 / 4.27 x 3.86m

FIRST FLOOR

- **Bathroom** 6'8 x 5'5 / 2.03 x 1.65m
- **Bedroom 2** 12'0 x 10'8 / 3.66 x 3.25m
- **Bedroom 1** 14'4 x 9'2 / 4.37 x 2.79m
- **Bedroom 3** 8'10 x 8'1 / 2.69 x 2.46m

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 byt 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.
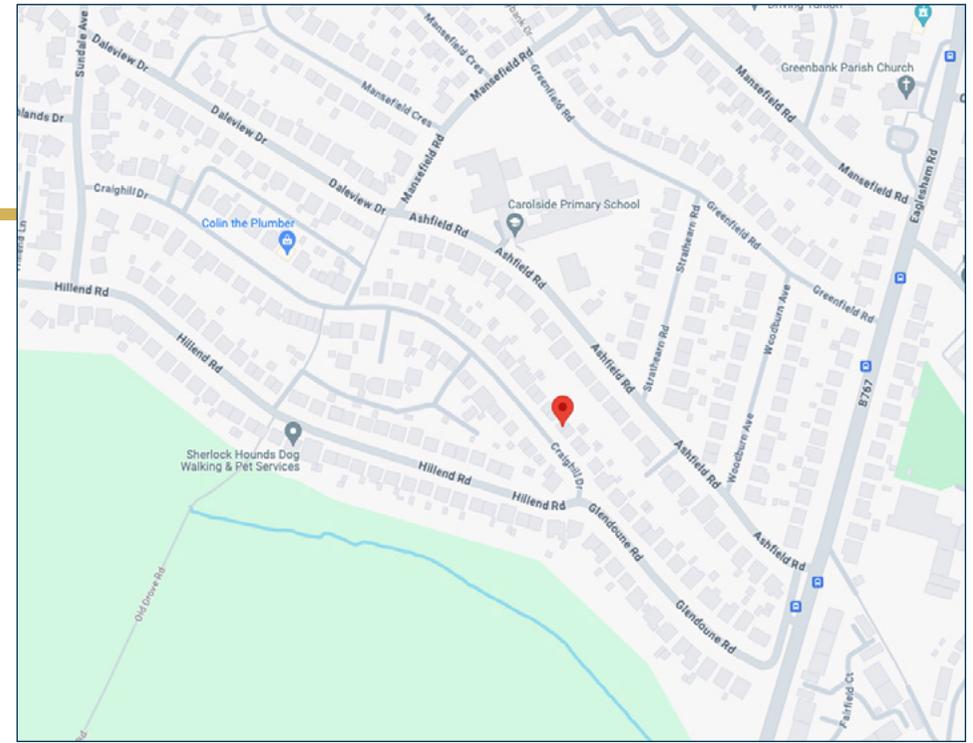
Viewing
By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings
East Renfrewshire Council
Council Tax Band: E

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

Energy Efficiency Rating
Band D

Services
The property is 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 CLA 481