



128 Stamperland Hill, Clarkston

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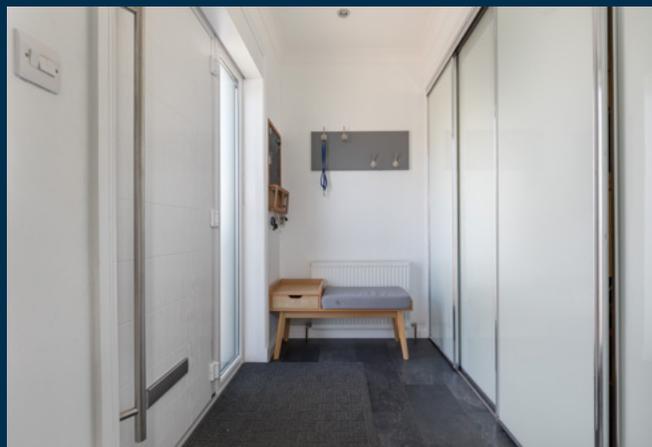
Situation

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.

Stamperland Hill 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.







KITCHEN GATHERINGS
Love Food Love Home Love Tea

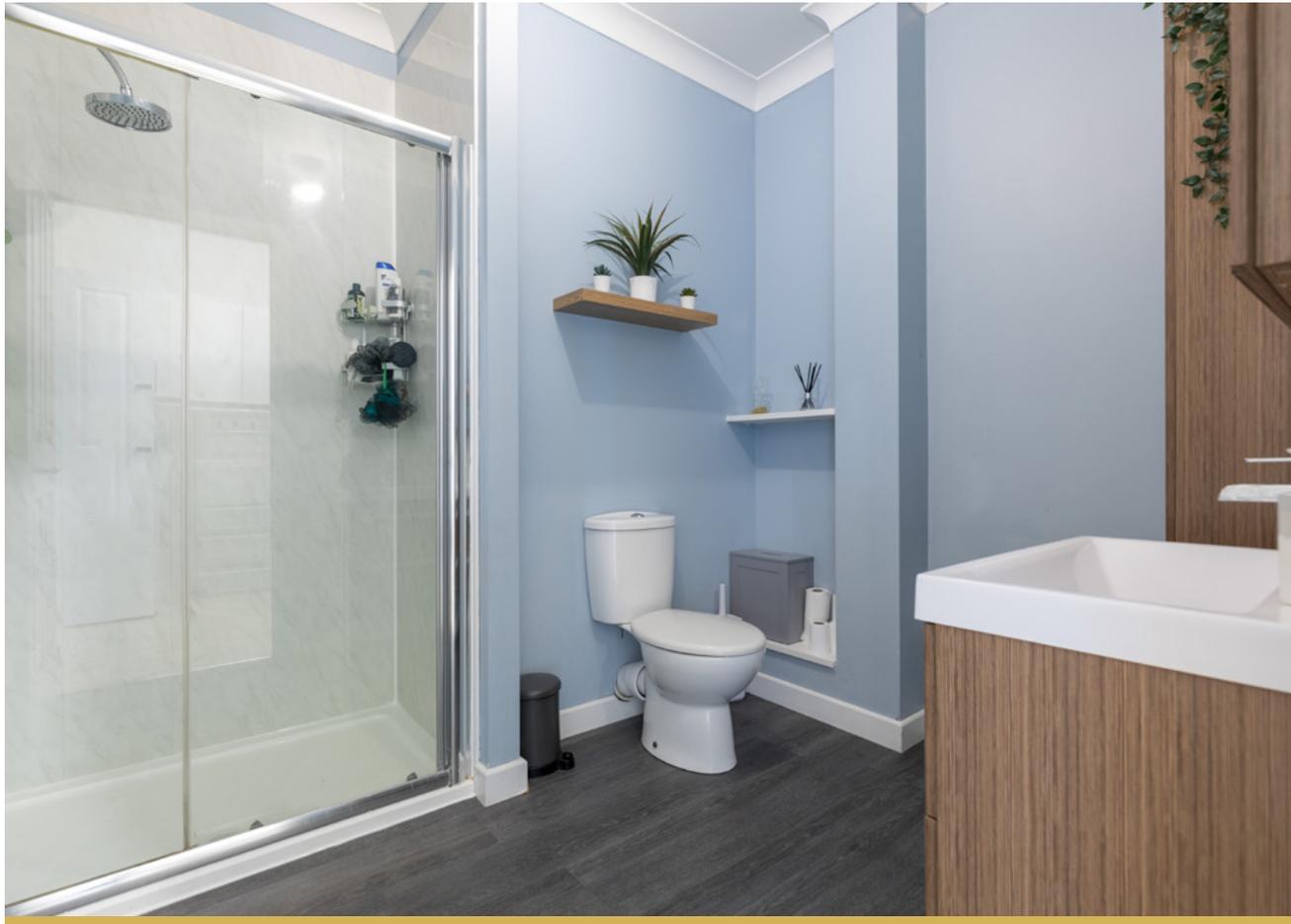


A wooden dining table with a light-colored top and a dark base.









Description

An outstanding four bedroom semi detached villa, thoughtfully re-furbished, re-designed and extended by the present owners, located within this continually popular residential area and close to local amenities, first class schools and transport links.

The front elevation of the property belies the spacious and flexible layout internally, enhanced by a side and rear extension.

The stylish accommodation extends to around 1,737 Sqft (161 Sqm), and is presented in an attractive contemporary manner.

Ground Floor: Welcoming reception hallway with storage and study area. Well presented and spacious bay windowed sitting room with wood burning stove. Glass balustrade overlooking the dining kitchen. Shower room. Separate utility room. A few steps lead down to an impressive dining sized kitchen overlooking the rear garden. Well appointed kitchen with a full complement of floor and wall mounted cabinets and complementary work tops. Ample space for dining table and chairs. Doors open to enclosed rear garden.

First Floor: Split level upper landing gives access to all four bedrooms and provides storage. Principal bedroom with dressing room and ensuite shower room. Bedroom two. Bedroom three with fitted wardrobe. Bedroom four with fitted wardrobe. A beautifully refitted bathroom with roll top bath, completes the accommodation.

Attic: Partially floored providing extra storage.

The property is further complemented by gas central heating, double glazing and a driveway which affords off street parking. Well kept garden grounds, enclosed at rear, ideal for entertaining.





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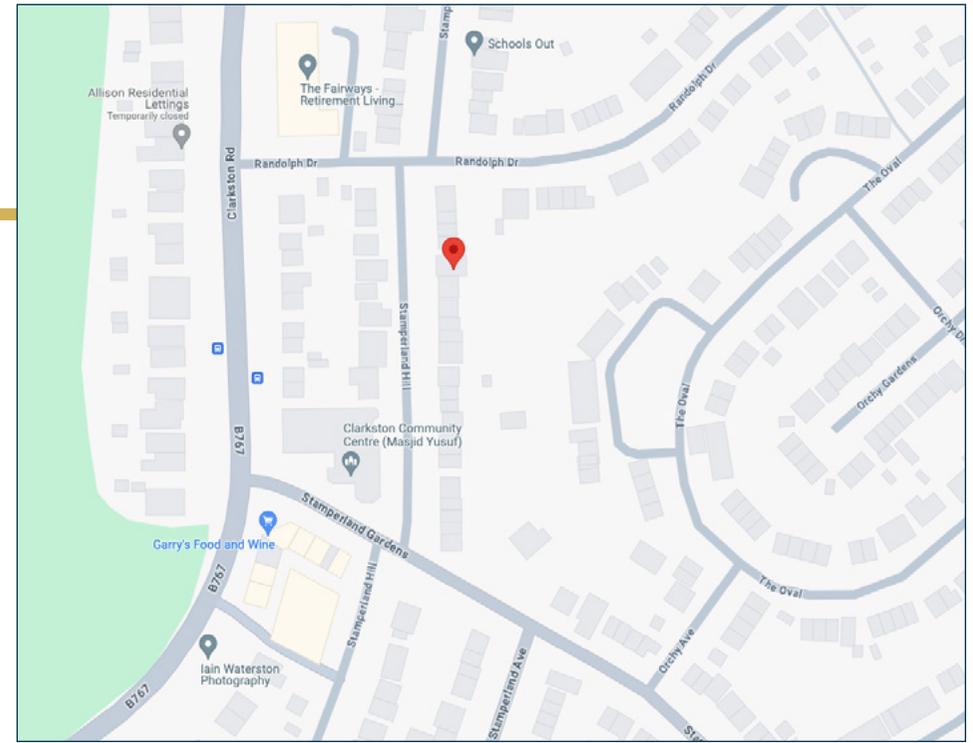
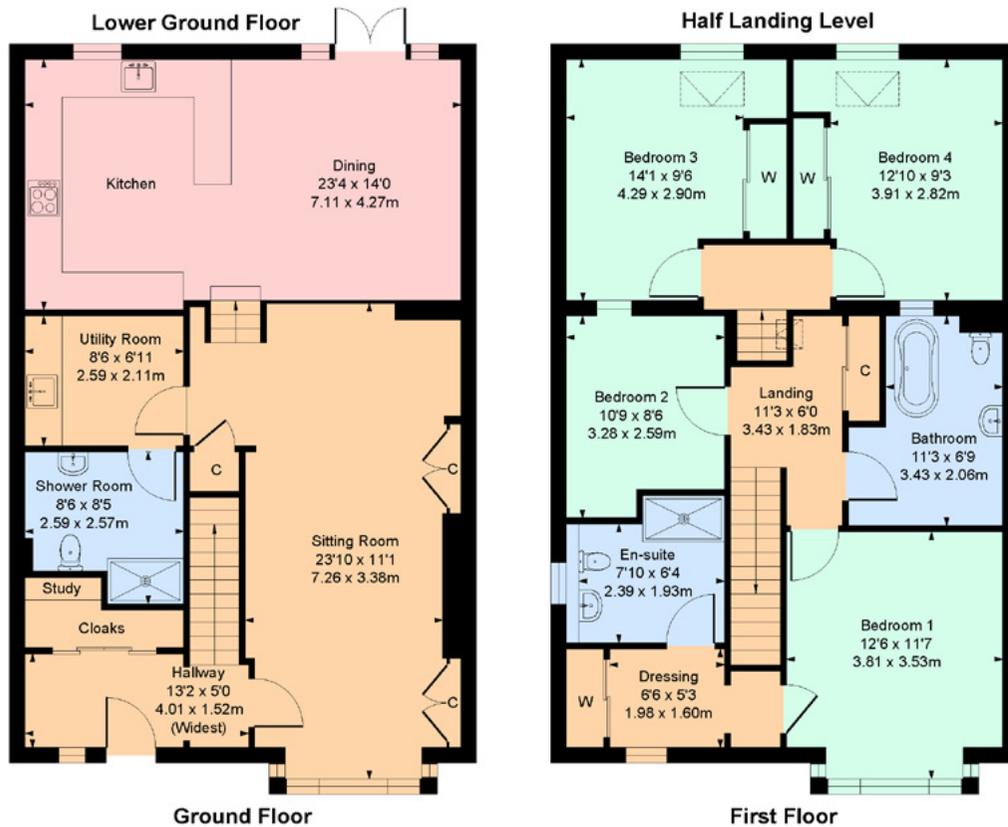


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128 Stamperland Hill, Clarkston G76 8AH

Approximate gross internal area = 1737 sq ft - 161.3 sq m



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 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 CLA 491

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.

1 Helena Place, Clarkston G76 7RB

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