



58 Riverside Park, 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. This property is conveniently located for Clarkston Road & Clarkston Toll amenities including 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 & Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs golf clubs 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 and is within easy reach of a number of school-run pick-up points for private schools in Glasgow.









## Description

Ideally located is this well presented, three bedroom ground floor flat, located within continually popular area, close to local amenities and transport links within Netherlee.

The property provides flexible accommodation and comprises:

Reception hallway with ample storage. Sitting room overlooking the gardens of the development and Linn Park, towards the White Cart. Kitchen, with a range of wall mounted and floor standing units, complementary worktop surfaces and breakfasting bar. Bedroom one, with fitted wardrobes and an ensuite shower room. Bedroom two with fitted wardrobe space. Bedroom three. House bathroom, with a three piece suite. Large storage room, currently used as an office/study.

The property is further complemented by gas central heating, communal gardens and double glazing throughout. Residents and visitors parking provided, with this flat benefitting from its own private car port.







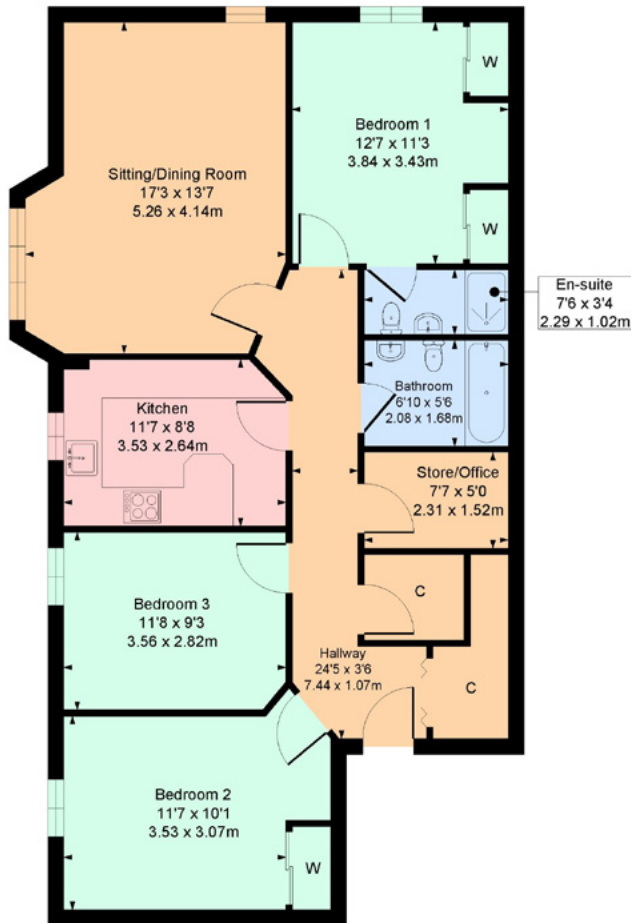


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### 58 Riverside Park, Netherlee G44 3PG

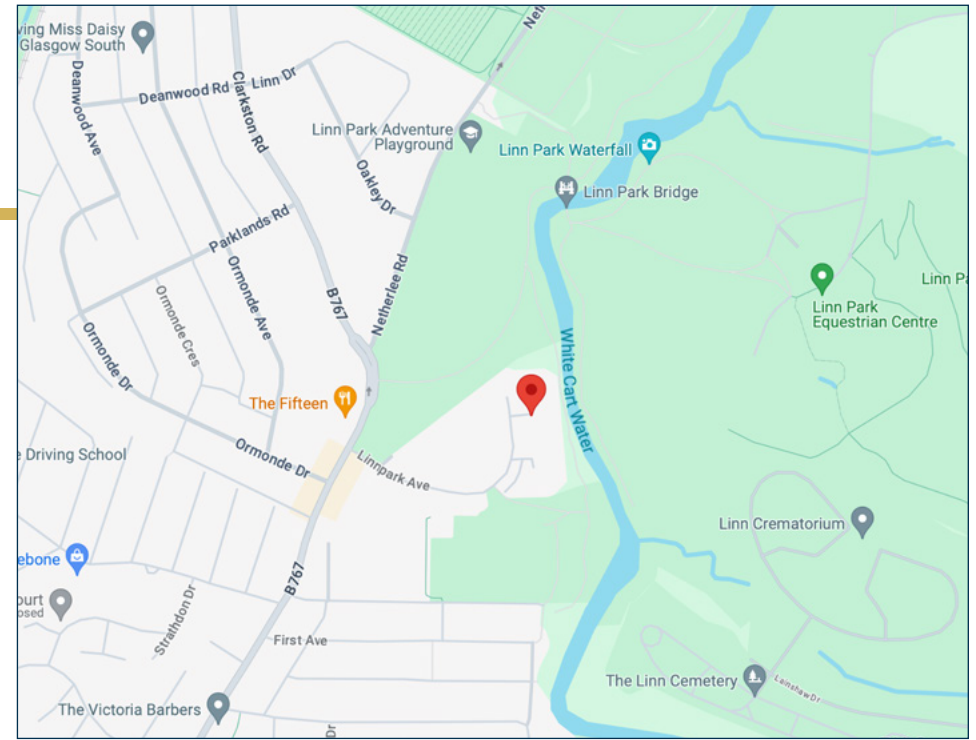
Approximate gross internal area = 1005 sq ft - 93.36 sq m



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 E

#### 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 CLA494

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