



132 Kilpatrick Gardens, Clarkston

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Situation

Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways.

Kilpatrick Gardens is conveniently located for local shops at Williamwood and access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services (Williamwood & Clarkston Train Stations) 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, several private bowling clubs and tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, the property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.









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Description

Beautifully presented and ideally located detached bungalow, located within this sought after pocket of Clarkston, close to local amenities, Clarkston Toll shops and transport links.

The property has been upgraded and well maintained by the present owners and provides flexible accommodation comprising:

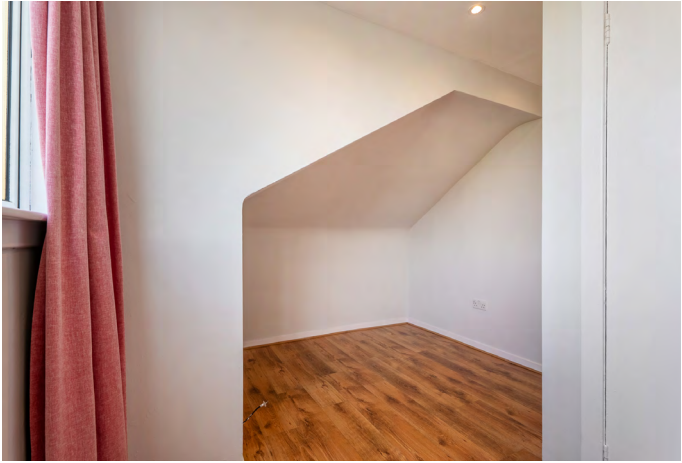
Ground Floor: Reception hallway with staircase to upper floor and ample storage. Generous sitting room with fireplace and overlooking the front. Tv room, with French doors leading to the conservatory. Well appointed and refitted dining kitchen, with a range of wall mounted and floor standing units and complementary worktop surfaces. Two bedrooms. House bathroom with shower over bath.

First Floor: Bedroom three with cupboard space. Bedroom four with a store. Eaves storage accessed via the hall.

The property is further complemented by gas central heating and double glazing. Well kept levelled garden grounds with a decked terrace to the rear of the property. Driveway providing off street parking.











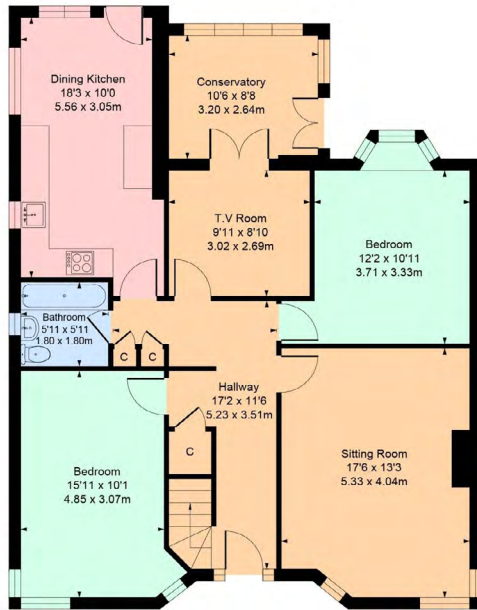


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132 Kilpatrick Gardens, Clarkston G76 7RW

Approximate gross internal area 1409 sq ft - 130.9 sq m



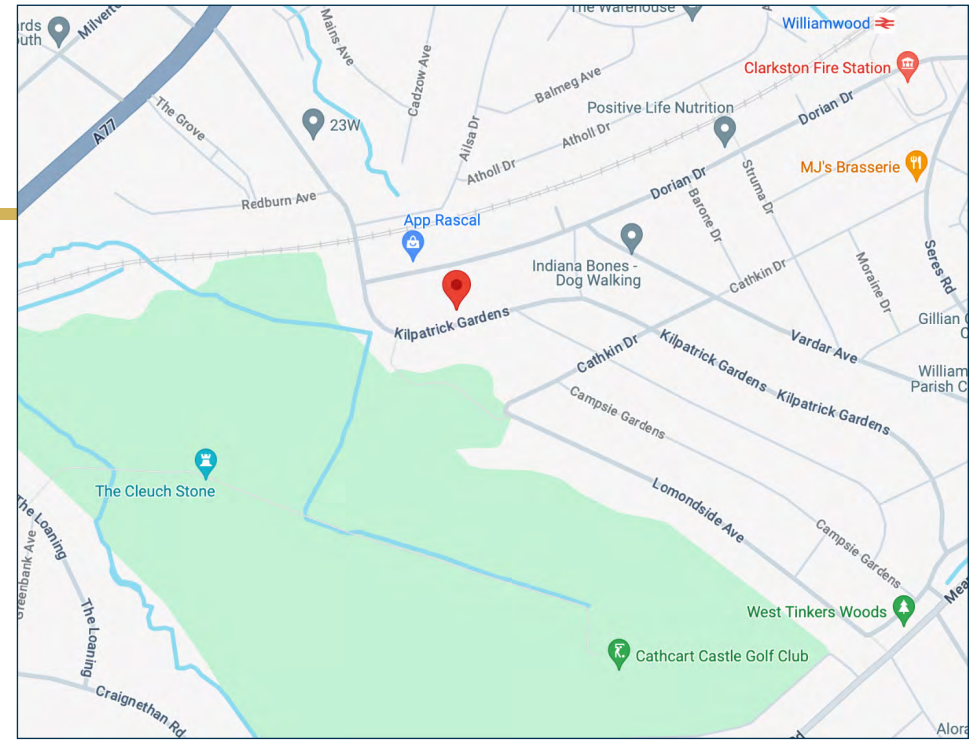
Ground Floor

First Floor

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
Band F

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
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference CLA497

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

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