



120 Monteith Drive, Clarkston

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Nicol Estate Agents



## Nicol Estate Agents

### 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.

Stamperland and Clarkston 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.

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.

Monteith 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

A fabulous upgraded two bedroom mid terraced villa, conveniently located for local amenities transport links, and popular East Renfrewshire schools.

The property has recently been refurbished and upgraded, and enjoys elevated tree lines views to the rear, above the River Cart.

The accommodation comprises:

**Ground Floor:** Welcoming reception hallway with staircase to upper floor. Bright bay window sitting room with fireplace. Well appointed refitted kitchen with a full complement of floor and wall mounted cabinets, integrated fridge/freezer and complementary worktop surfaces and large under stair storage cupboard. Door to rear garden.

**First Floor:** Upper landing. Bedroom one with bay window and wardrobe. Bedroom two enjoying a tree lined outlook. An attractively refitted house bathroom with three piece white suite and hand and rainfall showers, over bath.

The property is further complemented by gas central heating, double glazing and a cellar. Well kept private front and rear garden. The rear garden enjoys a tree lined outlook, above the River Cart.





Upper kitchen cabinets with white gloss finish and silver handles. A light wood-look backsplash is visible behind the countertop.

A built-in oven with a black glass door and silver control knobs. A small label is visible on the bottom right of the door.

A window with a light wood frame, providing a view of green trees outside. The window is positioned above the sink.

A modern chrome faucet with a curved spout, positioned over the sink.

Lower kitchen cabinets with white gloss finish and silver handles. The cabinets include a set of drawers and several doors. A light wood-look countertop is on top.

A large white gloss cabinet door with a silver handle, located on the right side of the kitchen.











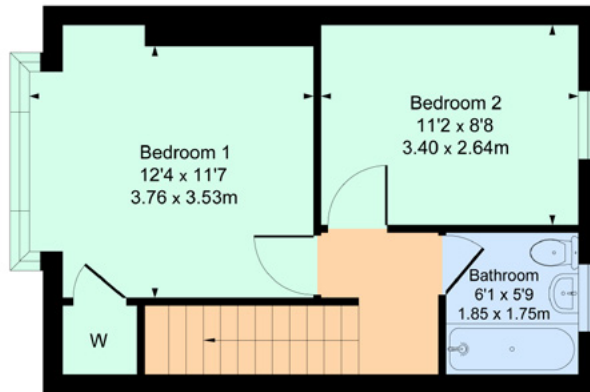


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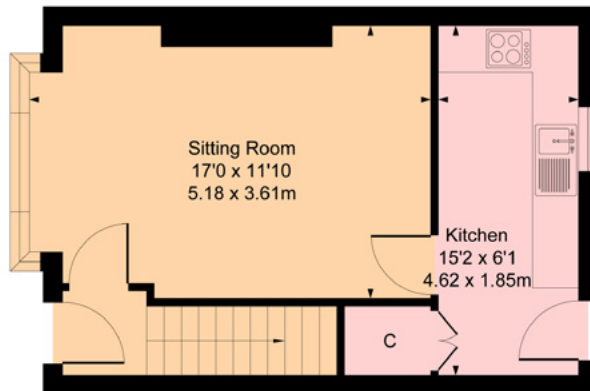


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Approximate gross internal area 702 sq ft - 65.21 sq m



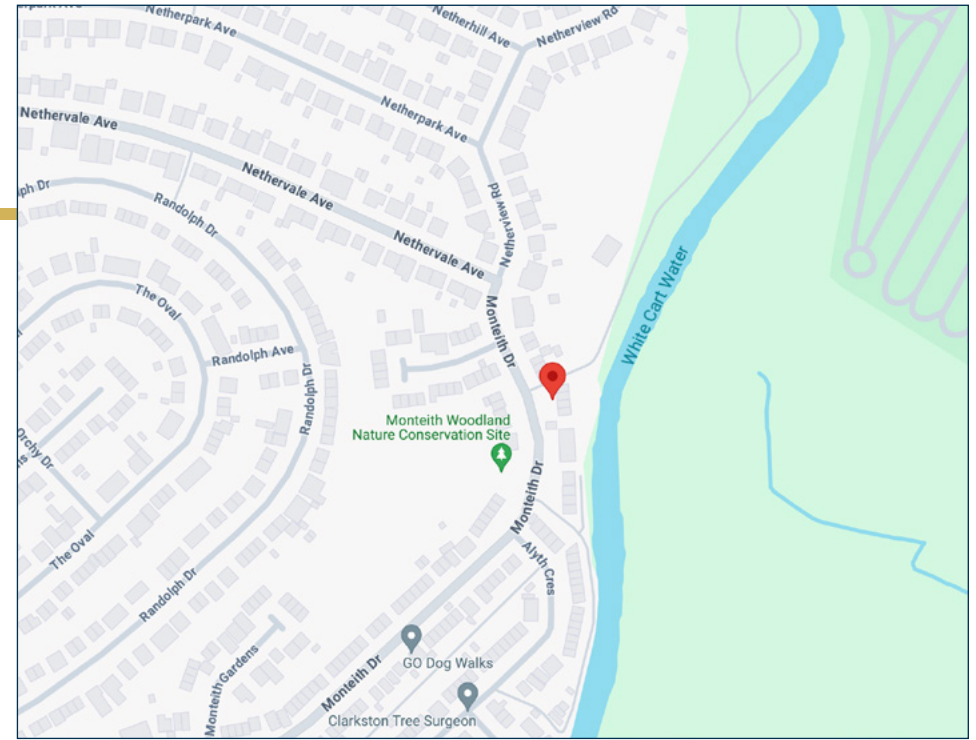
First Floor



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.

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 D

### 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 will be supplied by mains water, electricity, gas and drainage. Gas central heating.

### Agents Note:

Under the Estate Agents Act 1979, we write to advise that the seller is a connected person as defined by the Act.

### Local Authority

East Renfrewshire Council  
Council headquarters  
Eastwood Park, Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

Property Reference CLA502

1 Helena Place, Clarkston G76 7RB

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