



22 Craighlaw Avenue, Waterfoot, G76 0EU

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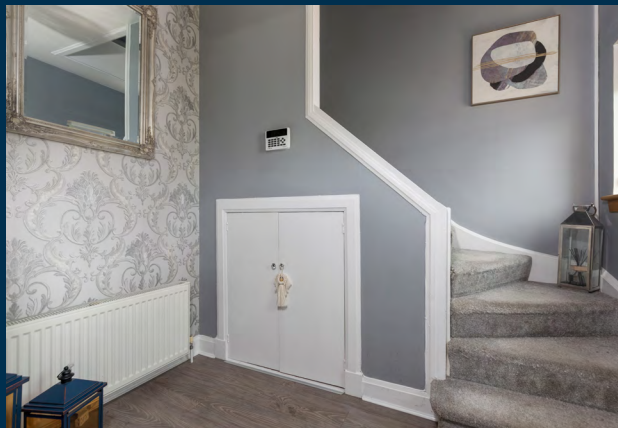
Situation

Waterfoot is set between the villages of Eaglesham and the high amenity suburb of Clarkston and is located approximately 10 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports.

Waterfoot provides semi-rural living with swift access to the neighbouring suburbs of Newton Mearns, Clarkston and the village of Eaglesham.

Newton Mearns and Clarkston are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Bonnyton, Cathcart and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.









Description

A deceptively spacious extended two bedroom semi detached villa set within this popular residential pocket of Waterfoot.

This family home affords flexible accommodation formed over two levels, well designed for family living.

The complete accommodation extends to:

Ground Floor: Entrance hallway with staircase to upper floor. Bright and spacious bay window sitting room. Dining/ Family room affords access to the rear garden. Refitted contemporary Kitchen, fitted with a range of floor standing and wall mounted units and complimentary worktops. Useful utility room and separate shower room.

First Floor: Spacious and bright bedroom one, with ample storage space. Bedroom two. Stunning refitted house bathroom completes the overall accommodation.

The property is further complimented by gas central heating and double glazing. Well tended gardens, enclosed rear garden with paved terrace, ideal for entertaining. Garage and driveway provide off street parking leading to a detached single garage.







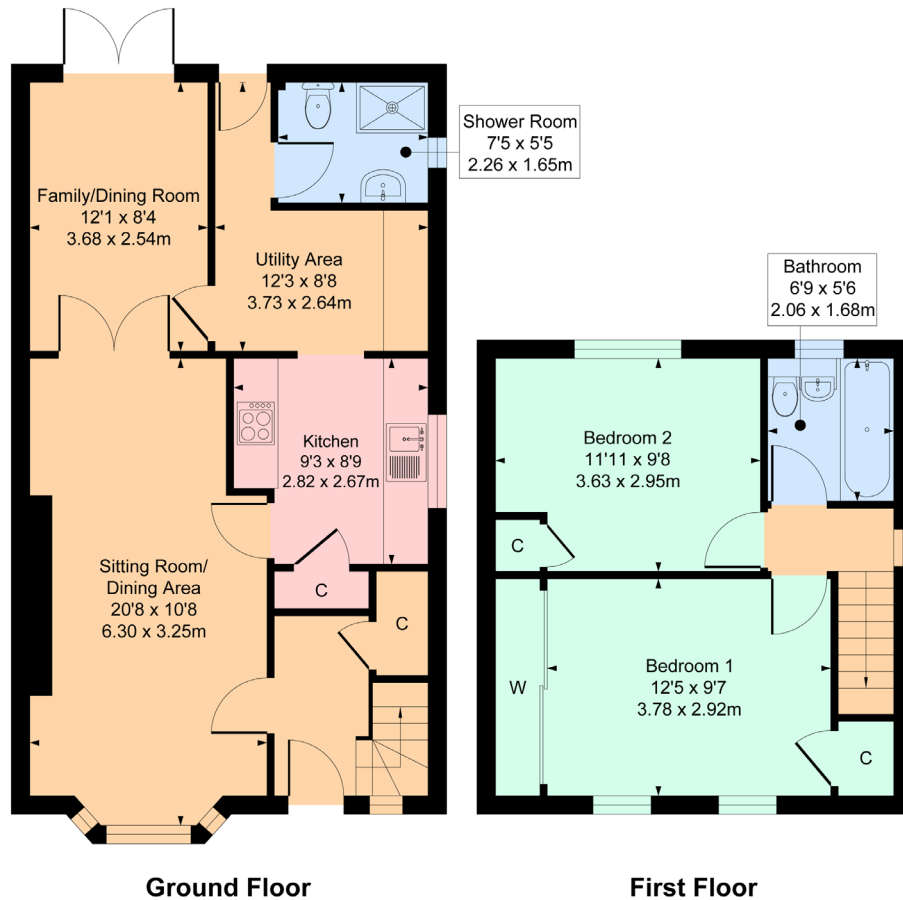


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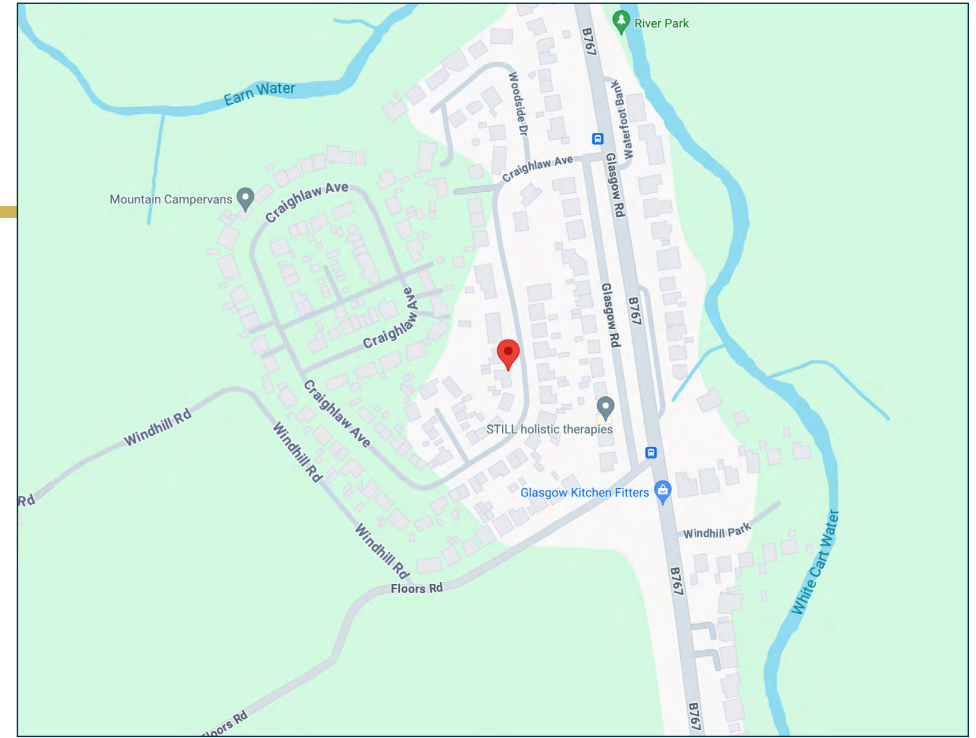
Approximate gross internal area 934 sq ft - 86.77 sq m



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.

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: 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 will be 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 CLA134

1 Helena Place, Clarkston G76 7RB

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