



19 Strathendrick Drive, Muirend

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Situation

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.

Muirend and its neighbouring suburbs of Clarkston and Giffnock are acknowledged for their 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 amenities including local shops, supermarket, coffee shops for day to day requirements and nearby Silverburn Shopping Centre.

Sports and recreational facilities can be found locally to include Nuffield Health Gym, Giffnock North Running Club, Newland Tennis Club, Williamwood and Whitecraigs Golf Clubs and is close to both Rouken-Glen and Pollok Country Park.





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Description

Seldom available in this sought after location, is this three bedroom semi detached villa, conveniently located for local amenities within the surrounding area.

The accommodation comprises:

Ground floor: Entrance vestibule. Reception hallway with staircase to upper accommodation. Sitting room, overlooking the front gardens. Family/dining room with access to the large conservatory, in turn providing access to the large south facing rear garden. Kitchen, with a range of wall mounted and floor standing units.

First Floor: Bay window bedroom one with fitted wardrobes. Bedroom two. Bedroom three. House shower room.

The property is further complemented by gas central heating and double glazing throughout. Gardens to front and rear, with a patio area, ideal for entertaining. Driveway providing off street parking leading to a detached single garage.







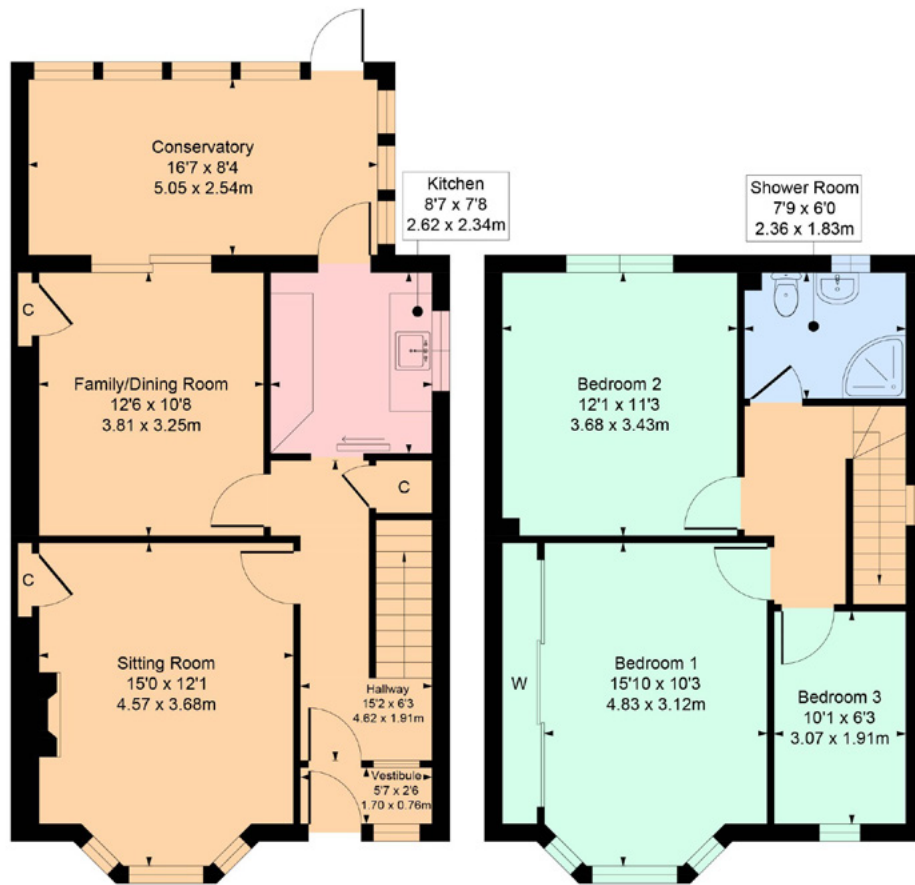


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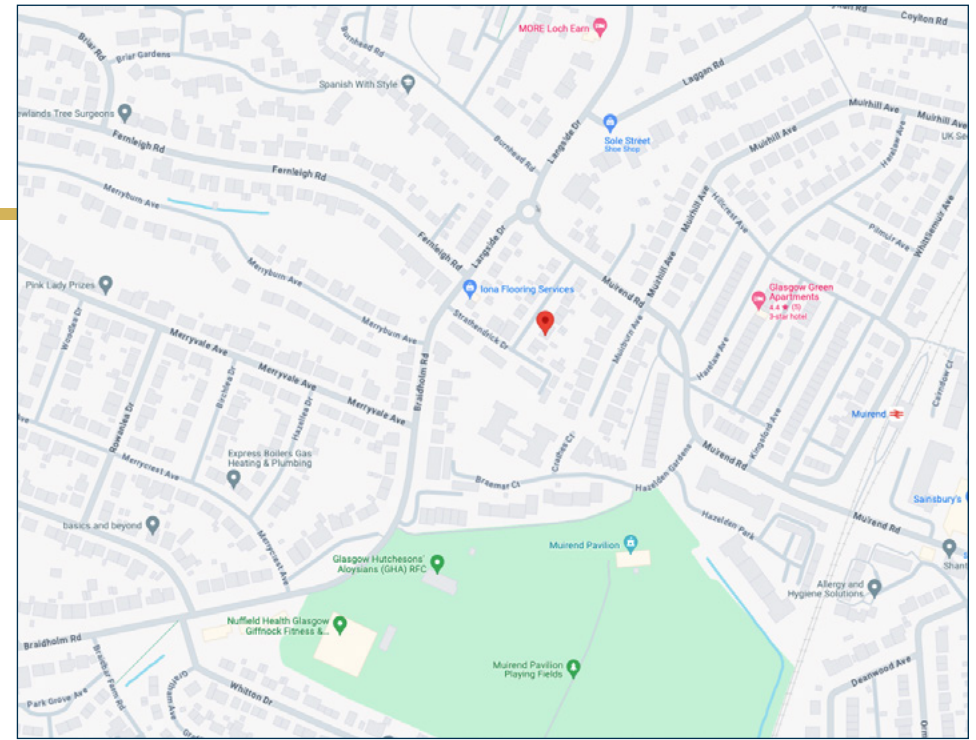
Approximate gross internal area 1174 sq ft - 109.06 sq m



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

Glasgow City Council
Council Tax Band: E

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

Only items specifically mentioned in the sale particulars are included in the sale price.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference CLA513

1 Helena Place, Clarkston G76 7RB

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