



4 Morven Drive, Clarkston

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Nicol Estate Agents



## Nicol Estate Agents

### 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.

Morven Drive 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.





## Description

An all on the level detached bungalow, located within this sought after pocket of Clarkston, close to local amenities, Clarkston Toll shops and transport links, requiring upgrading and modernisation

At present, the accommodation extends to:

Ground Floor: Entrance vestibule. Reception hall with cupboard space. Bay window sitting room. bay window dining/family room overlooking the front garden. Bedroom one, with views to the rear garden. Bedroom two. Kitchen with a range of wall mounted and floor standing units, leading to a utility porch. House bathroom.

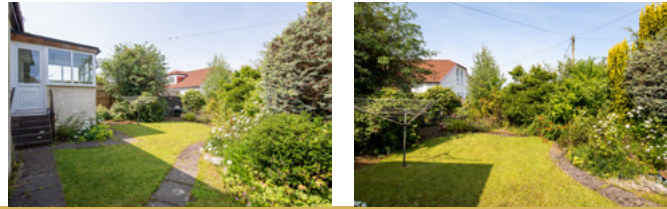
Private gardens to the front and rear. There is a driveway to the front providing off street parking leading to a single garage.

The grounds and attic would allow further development subject to the relevant consents, if desired.



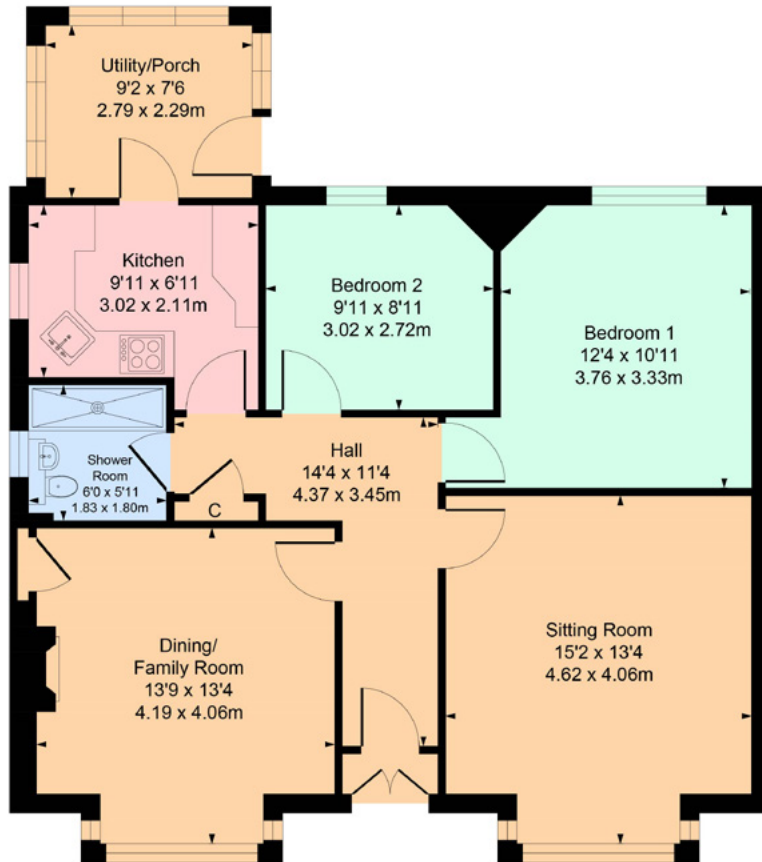


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## 4 Morven Drive, Clarkston G76 7QL

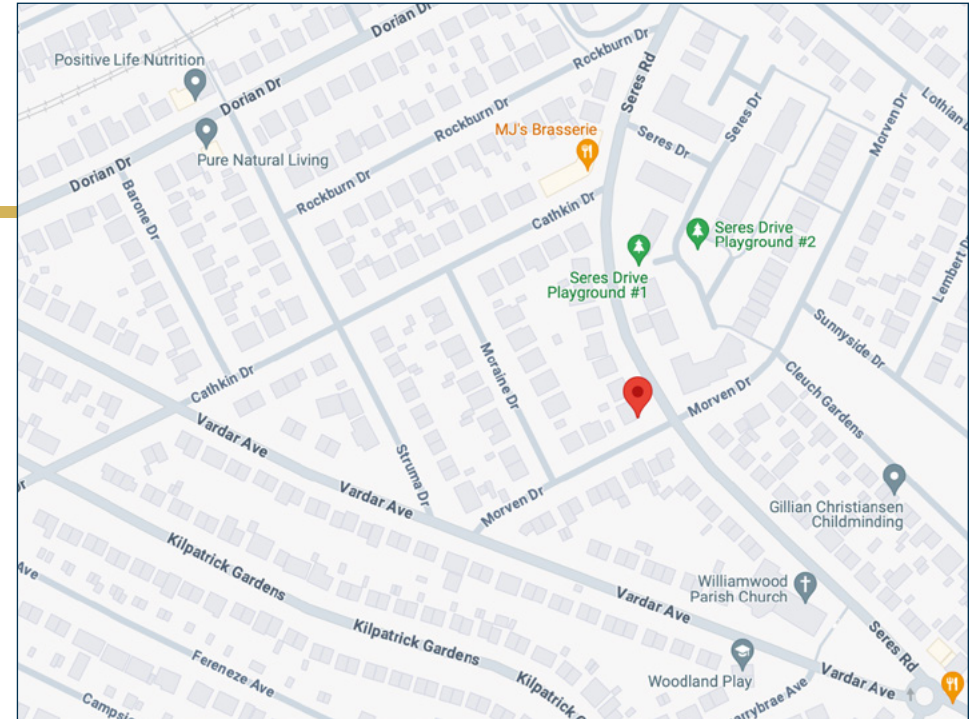
Approximate gross internal area = 909 sq ft - 84.44 sq m



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  
Band E

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band E

### Services

The property will be supplied by mains water and electricity. Gas central heating.

### Local Authority

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

### Property Reference

CLA516

1 Helena Place, Clarkston G76 7RB

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