



30 The Quadrant, Clarkston

www.nicolestategents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

This popular suburb is located approximately 8 miles to the south of Glasgow City Centre and is considered one of the primary residential suburbs in the south side of Glasgow. This property sits within the catchment area for the highly reputable Primary and secondary schools including Williamwood and St Ninian's Secondary Schools.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, cafes and restaurants, local library, and health care facilities. The Quadrant is also conveniently located for access to the regular bus and train services to the city centre and beyond.

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.

The Quadrant is conveniently located for access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and Greenlaw Village Retail Park in Newton Mearns.









Nicol Estate Agents

Description

Set within well kept and generous gardens, is this four apartment detached bungalow. Located within this continually popular residential area and close to local amenities, first class schools and transport links.

The property provides flexible accommodation comprising:

Reception hallway; bedroom one with window to the front; family/dining room overlooking the rear of the property, with views over the garden to the Cathkin Braes; kitchen with access to the rear porch and garden;; and with access to the attic storage room; bedroom two with window to the side; generously proportioned bright bay-windowed living room/ third bedroom, overlooking the front garden. The bathroom completes the accommodation.

The property is further complemented by gas central heating, double glazing and a driveway to the side, which affords off street parking and leads to a detached garage.

A particular feature of this property is the generous garden grounds.







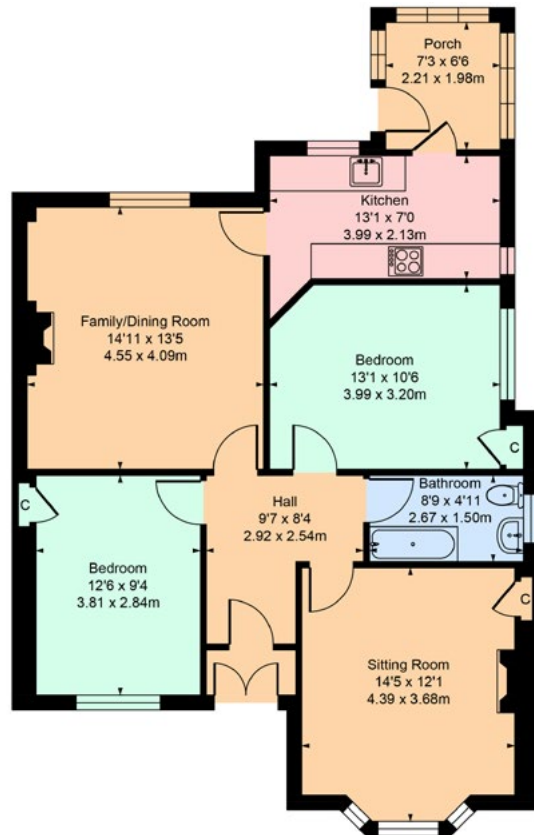


Nicol Estate Agents



30 The Quadrant, Clarkston G76 8AG

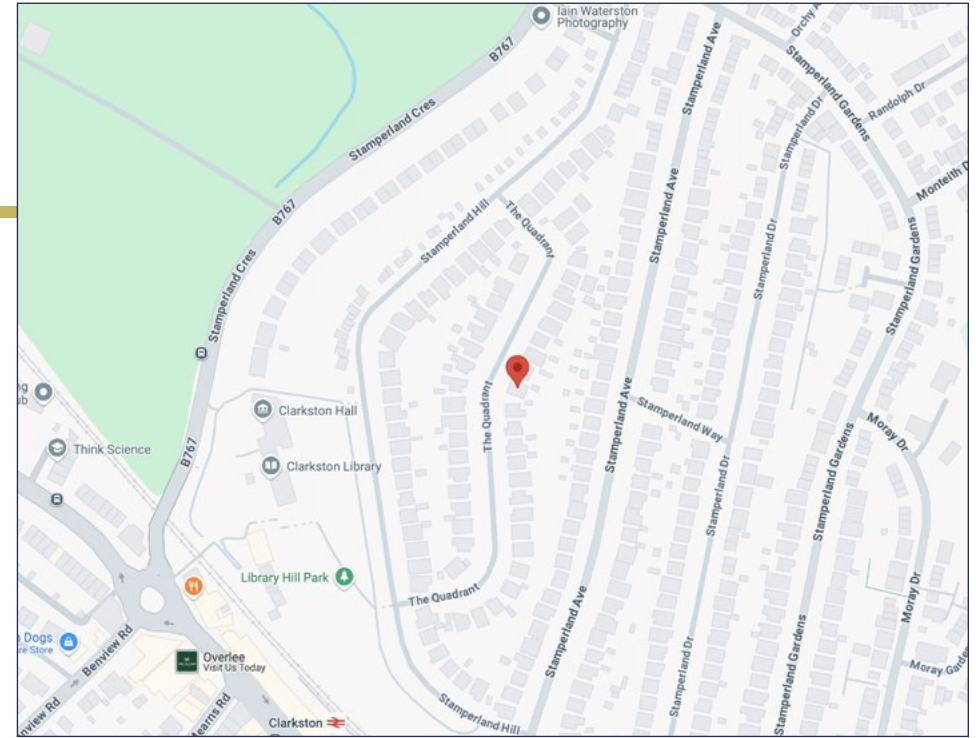
Approximate gross internal area 925 sq ft - 85.93 sq m



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: F

Fixtures and Fittings

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

Energy Efficiency Rating

Band

Services

The property is 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 CLA530

1 Helena Place, Clarkston G76 7RB

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

www.nicolestateagents.co.uk

