



7 Bull Road, Busby

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### Situation

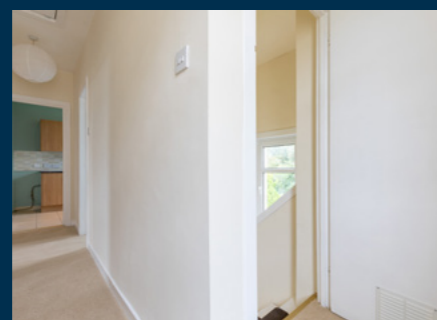
Bull Road is conveniently located for access to local transport links and shops.

Busby and the neighbouring suburbs of Clarkston and Newton Mearns 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, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private Bowling and Tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

A hugely popular location, Busby is located approximately 8 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools including Williamwood and St. Ninians High Schools.



### Description

A bright and spacious one bedroom first floor flat, close to local amenities, transport links and popular East Renfrewshire Schools.

The accommodation comprises:

Ground Floor: Reception hallway with staircase to the upper level.

First floor: Hallway with storage cupboard. Well presented sitting/ dining room overlooking the front. Well appointed kitchen with a range of floor and wall mounted cabinets and complementary worktop surfaces. Spacious and bright bedroom. House bathroom, completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Garden to the rear, with a communal drying area.

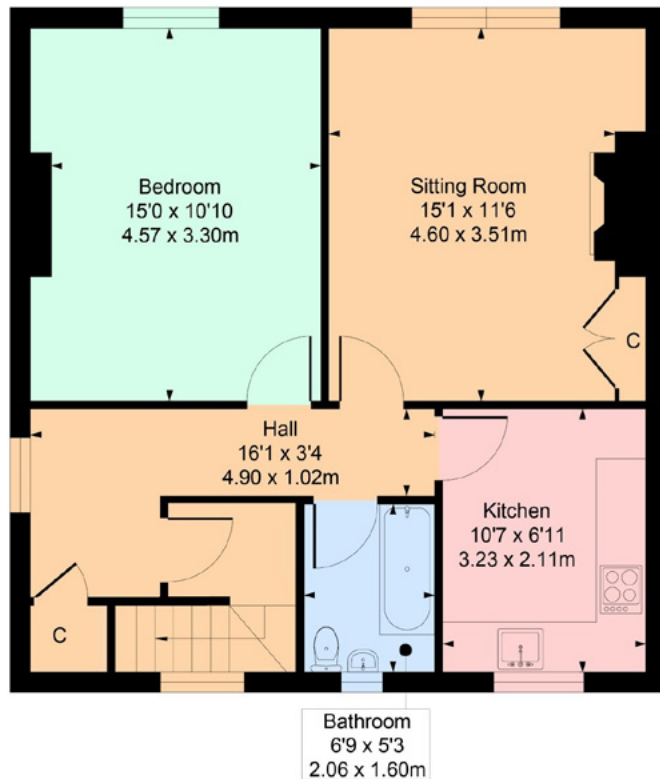


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## 7 Bull Road, Busby G76 8EF

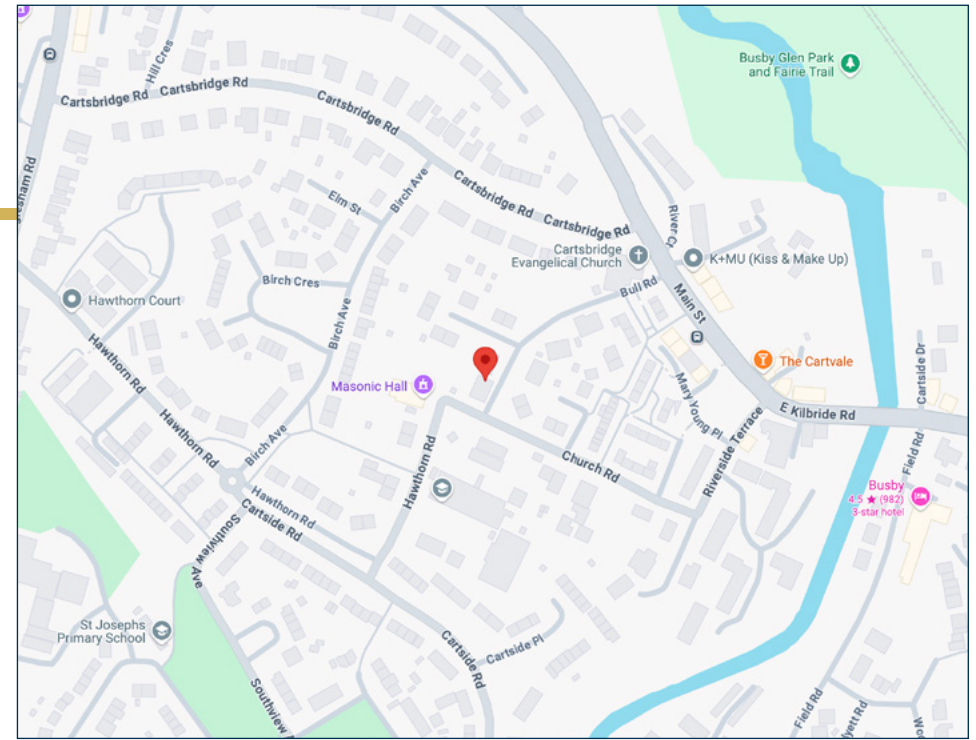
Approximate gross internal area 641 sq ft - 59.55 sq m



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: B

### 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 and drainage.

### Local Authority

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

### Property Reference

CLA529

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