



Flat 5, 2 Aidans Brae, Clarkston

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## Situation

Aidans Brae is a small development of only 28 homes, located quietly and conveniently off the Mearns Road, close to Clarkston Toll and was constructed by MacTaggart & Mickel in 2008.

A hugely popular suburb, Clarkston is located approximately 8 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. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

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, 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 including Williamwood and St. Ninians High Schools and is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.









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## Description

A well presented two bedroom first floor flat, set within this popular MacTaggart & Mickel development, close to Clarkston town centre.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance with stair access to all levels. The accommodation comprises:

Welcoming reception hallway with good storage. Well presented sitting room with a Juliet balcony. Well appointed breakfasting kitchen with range of wall mounted and floor standing units, complementary worktop surfaces and a breakfasting bar. Separate dining area. Principal bedroom with an ensuite shower room. Bedroom two, again a double with fitted wardrobes. A bathroom completes the overall accommodation.

The property is complemented by its own driveway and single, secure garage, residents' parking, gas central heating and double glazing. Well kept private terrace.



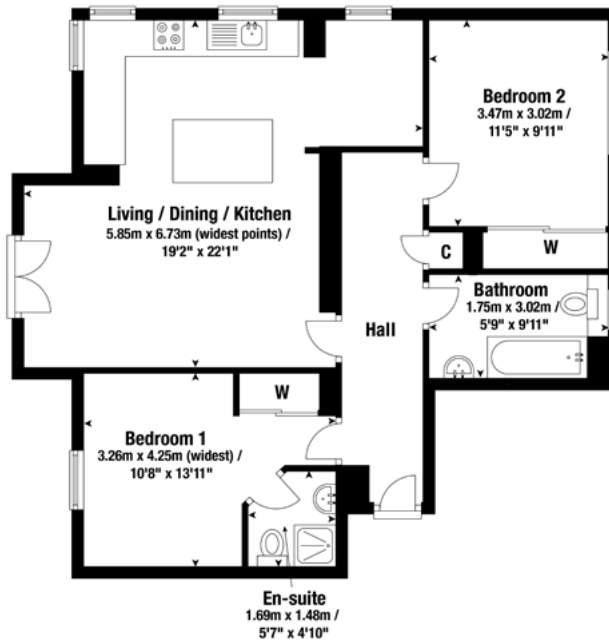
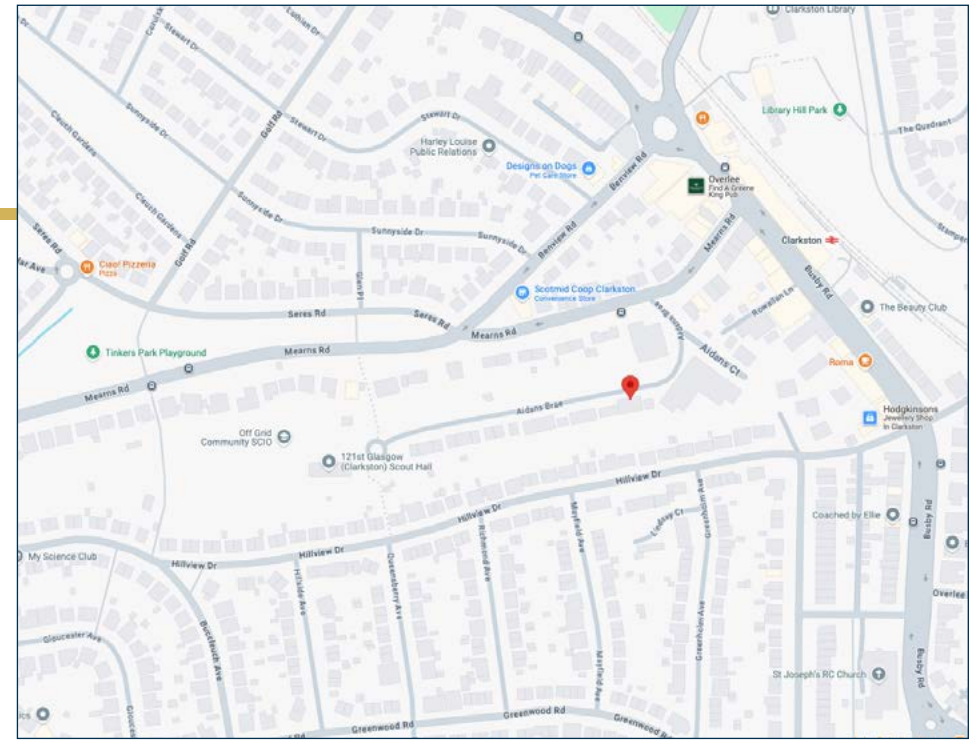


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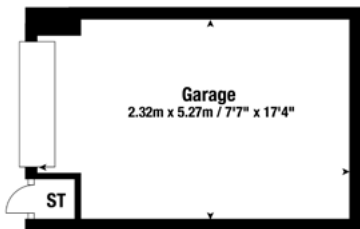


## Flat 5, 2 Aidans Brae, Clarkston G76 7EP

Approximate gross internal area  
Main House = 737.07 sq ft - 68.48 sq m  
Garage & Store = 187.79 sq ft - 17.45 sq m  
Total = 924.9 sq ft - 85.92 sq m



For guidance. Not actual location of garage in relation to the property.



### 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: E

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band B

### 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 CLA533

#### 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.

1 Helena Place, Clarkston G76 7RB

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