



167 The Oval, Clarkston

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Situation

Clarkston 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.

Clarkston and its neighbouring suburbs of Busby, Newton Mearns and Giffnock are acknowledged for its standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Sports and recreational facilities can be found locally to include Greens Health club, Cathcart, Williamwood and Whitecraigs golf clubs, Clarkston bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

In addition, this property sits within the catchments area for highly reputable Primary and Secondary Schools and is within easy reach of various pick up points for Glasgow's other private schools.









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Description

An extended two bedroom end terrace villa with driveway and a garage, conveniently located for local amenities transport links, and popular East Renfrewshire schools.

The property has been well maintained by the present owner and would now benefit from some modernisation. The accommodation comprises:

Ground Floor: Entrance porch. Reception hallway with staircase to upper floor. Bay window sitting room. Dining room. Kitchen, fitted with a full complement of floor and wall mounted cabinets and complementary worktop surfaces. The kitchen affords access to the sunroom overlooking the rear garden.

First Floor: Two bedrooms. The wet style shower room completes the upper accommodation.

The property benefits from private front and rear gardens. A driveway to the front, provides off street parking leading to a single attached garage.

The property is further complemented by gas central heating and double glazing.





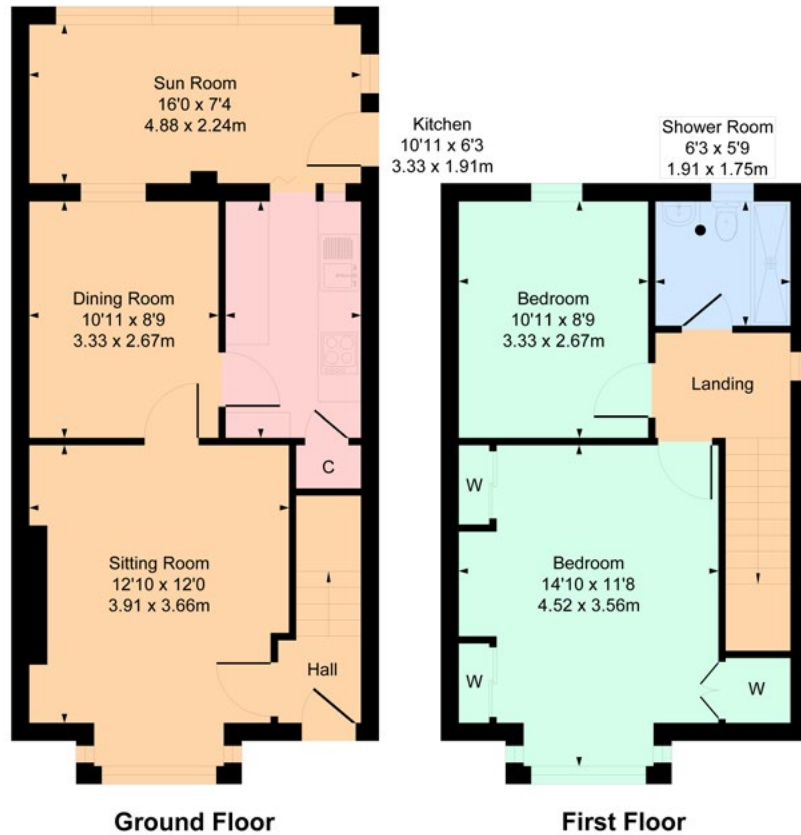




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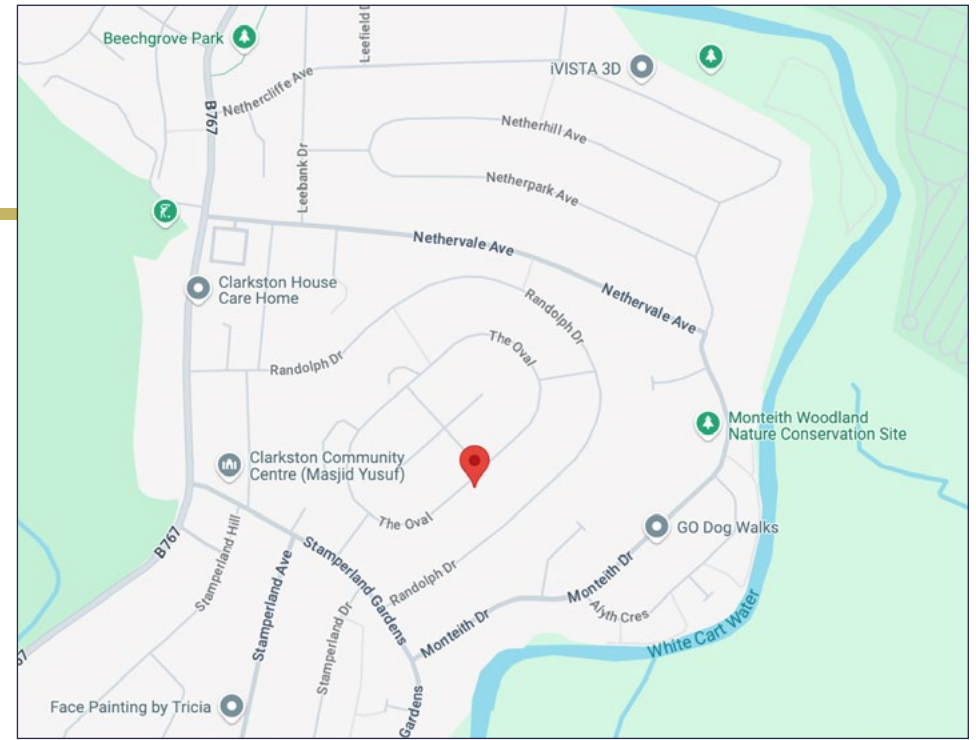
Approximate gross internal area 888sq ft - 82.49 sq m



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, produced by Potterplans Ltd. 2024

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
46 Ayr Road
Newton Mearns, Glasgow.
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band D

Fixtures and Fittings

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

Energy Efficiency Rating

Band D

Services

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

Local Authority

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

Property Reference CLA 464

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