



97 Stamperland Gardens, Clarkston

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## Nicol Estate Agents

### Situation

This popular suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital. Clarkston is considered one of the primary residential suburbs on the south side of Glasgow.

Stamperland and Clarkston are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services 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, Clarkston & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Stamperland Gardens is conveniently located for access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and Greenlaw Village Retail Park in Newton Mearns. In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.







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## Description

An upgraded and well presented two bedroom mid terraced villa, conveniently located for local amenities transport links, and popular East Renfrewshire schools.

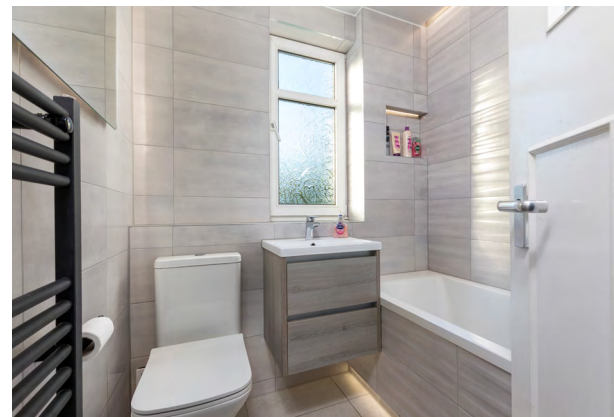
The property has been upgraded and has been well maintained by the present owners.

The accommodation comprises:

Ground Floor: Welcoming entrance hallway with staircase to upper floor. Bright bay window sitting room with feature panelled wall and wall lighting. Well appointed kitchen with a full complement of floor and wall mounted cabinets, complementary worktop surfaces and large under stair storage cupboard. Door to rear garden.

First Floor: Upper landing. Bedroom one with bay window and fitted wardrobes. Bedroom two with fitted wardrobe and stair to attic level. An attractively refitted house bathroom with three piece suite and shower over bath.

Attic: Floored attic providing additional storage. The property is further complemented by gas central heating and double glazing. Well kept private front and rear garden with patio and terrace areas



Attic





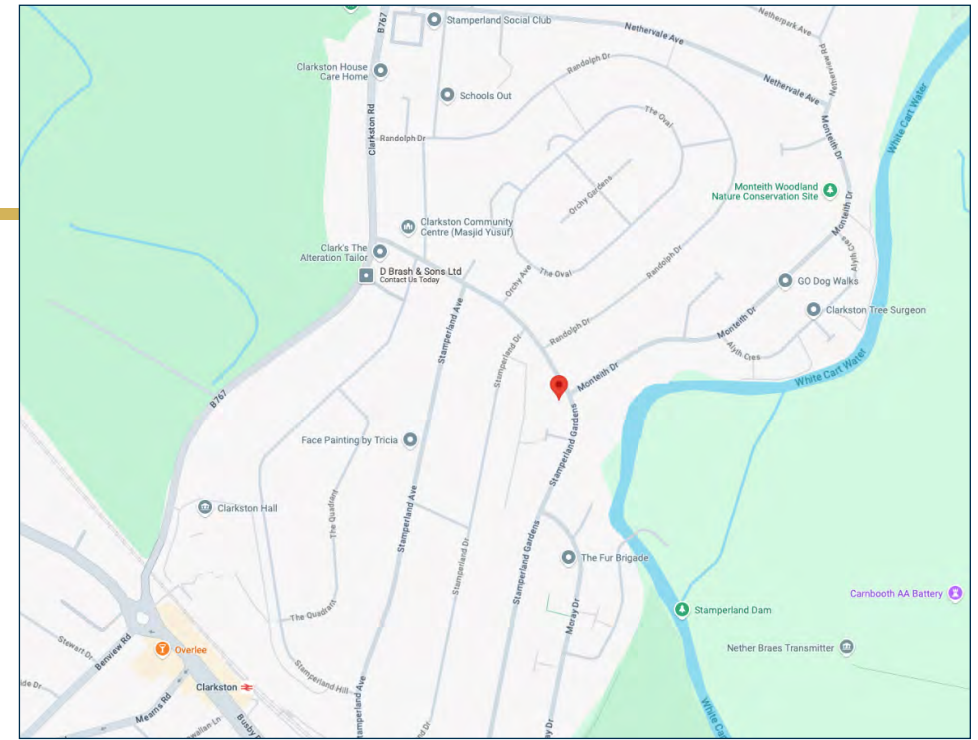


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## 97 Stamperland Gardens, Clarkston G76 8LP

Approximate gross internal area 703sq ft - 65 sq m  
Attic 183 sq ft - 17 sq m  
Total 886 sq ft - 82 sq m



### 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: 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 400

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.

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