



174 Eastwoodmains Road, Clarkston

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## Situation

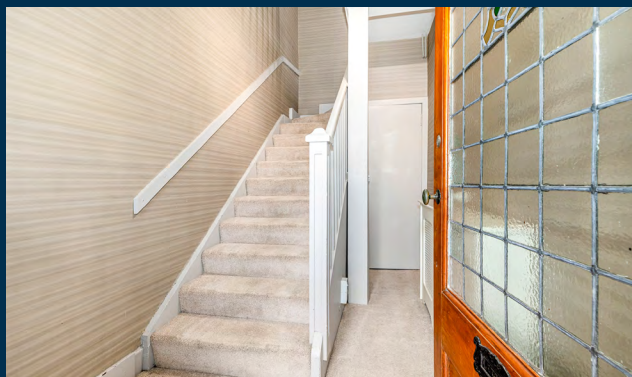
Clarkston and the neighbouring suburbs of Giffnock and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is well placed for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

The property is within walking distance of Clarkston Train Station, local shops, supermarkets and restaurants at Clarkston Toll. Giffnock village, The Avenue Shopping Centre and the Greenlaw Village Retail Park, are only a short drive away.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock health clubs, as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools.









## Description

Seldom available, a spacious and well presented two bedroom upper conversion of this traditional semi detached villa, located in this popular residential neighbourhood, close to local amenities, transport links and popular East Renfrewshire Schooling.

The property has been upgraded and well maintained by the present owners. The accommodation is formed over two levels and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to the upper accommodation. Under stairs storage.

First Floor: Spacious upper landing with window to side. Well presented dual bay window sitting room overlooking the front and side of the property. Well appointed refitted kitchen, fitted with a range of floor and wall mounted cabinets and complementary worktop surfaces. Bedroom one, located to the front of the property, with fitted wardrobe. Bedroom two, again a double overlooks the rear. The refitted house shower room completes the accommodation.

The property is further complemented by gas central heating double glazing and private parking. Partially floored attic space providing storage.

Private garden area, located to the rear of the property.







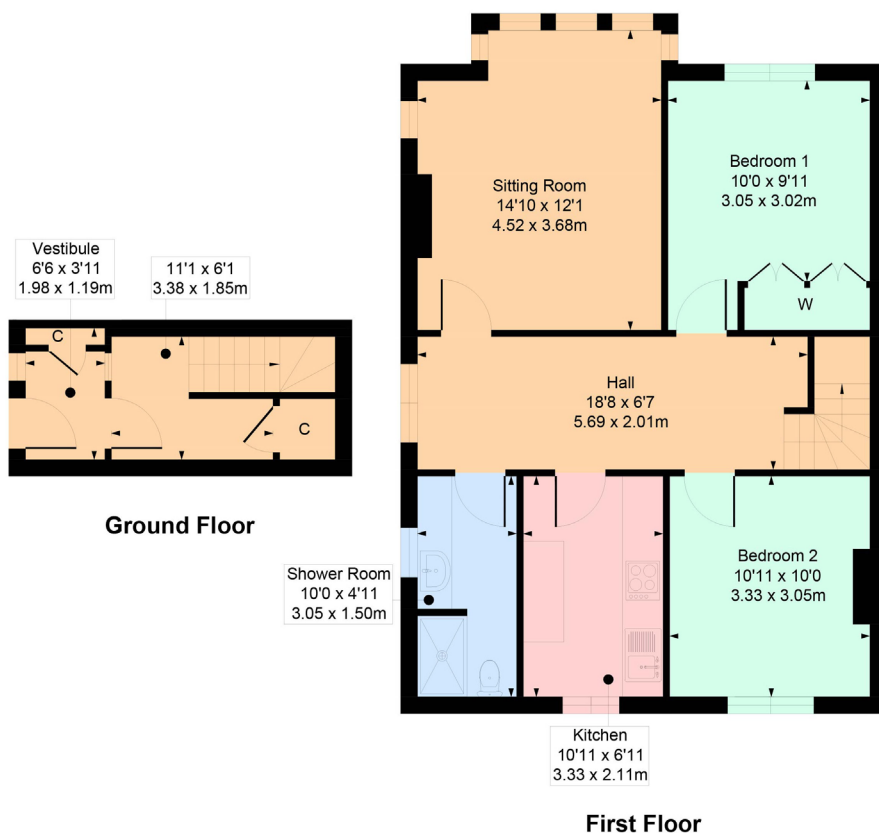


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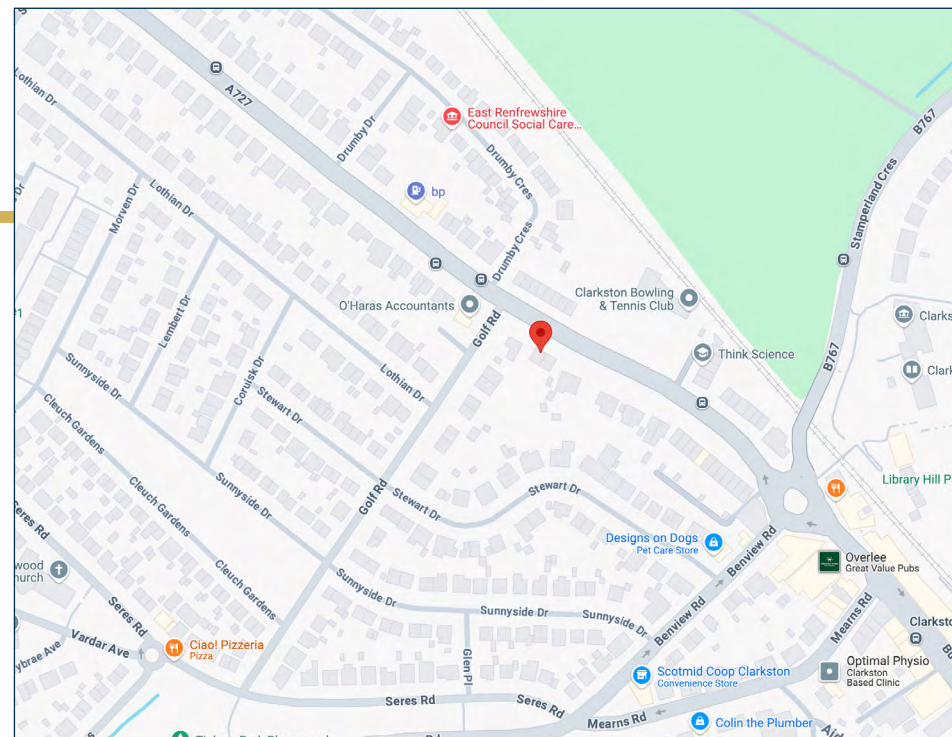
Approximate gross internal area 800 sq ft - 74.32 sq m



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: E.

### 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, 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 CLA544

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