



10 Williamwood Drive, Netherlee, G44 3TH

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Situation

Netherlee and its neighbouring suburbs of Clarkston and Giffnock 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.

This property is conveniently located for Clarkston Road & Clarkston Toll amenities including transport links, local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston and Giffnock Tennis Clubs, Linn Park and Rouken-Glen Park, voted Best Park in the UK in 2016.

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









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Property Description

Seldom available, a well presented three/four bedroom traditional detached bungalow, positioned within a quiet residential setting, located within this popular residential enclave only a short distance to local shops and nearby transport links on Clarkston Road and first class East Renfrewshire Schooling.

The property has been upgraded and well maintained by the present owners and affords flexible accommodation over two levels, and comprises:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to upper floor. Well presented bay window sitting room with fireplace, overlooking the front gardens. Dining room/bedroom four. Family room, with French doors opening to a generous conservatory overlooking the rear garden. Well appointed refitted kitchen fitted with a range of wall mounted and floor standing units and complementary worktops. Bedroom one with bay window and fitted wardrobes. Attractively refitted house bathroom. Well appointed refitted fitted with a range of wall mounted and floor standing units and complementary worktops. Bedroom one with bay window and fitted wardrobes. Attractively refitted house bathroom.

First Floor: Upper landing. Bedroom two. Bedroom three. Useful study area with access to eaves storage. A further refitted shower room completes the accommodation.

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

A particular feature of this property is the well kept, landscaped garden grounds. The rear garden is enclosed with terrace and lawn, ideal for entertaining and enjoys a sunny orientation.

There is a driveway to the front and side providing parking for several cars and leads to a single detached garage with remote controlled door.

The home report can be viewed and downloaded from the Onesurvey website: www.onesurvey.org Please follow the instructions.

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10 Williamwood Drive, Netherlee
Approximate Gross Internal Area
1649 sq ft - 153.21 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.



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

East Renfrewshire Council
Council Tax Band: F

Fixtures & Fittings

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

Energy Efficiency Rating

Band C

Services

The property is supplied by mains water, electricity
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

CLA 574