



**Apt 2 Riverside Court, Linnpark Avenue, Netherlee G44 3PH**

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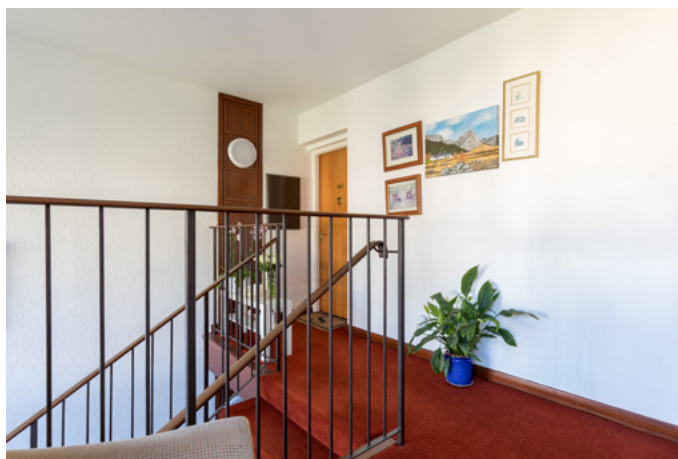
## Situation

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 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 & Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Linn Park, the second largest park in the city and with its variety of activities including an 18 hole golf course, children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland.













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## Property Description

Seldom available, a well presented two bedroom, corner position first floor apartment located within continually popular retirement style development, close to local amenities and transport links on Clarkston Road

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

Communal entrance hallway with a door entry system. Stair access to first floor. Reception hallway with storage. Bright and well presented corner position sitting room overlooking the communal gardens of the development. Well appointed kitchen, with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one, with fitted wardrobes. Bedroom two with wardrobe space. The house bathroom, with a three piece suite complete the accommodation.

The property is further complemented by electric storage heating, well kept communal gardens, double glazing and resident's lounge.

Residents and visitors parking provided.

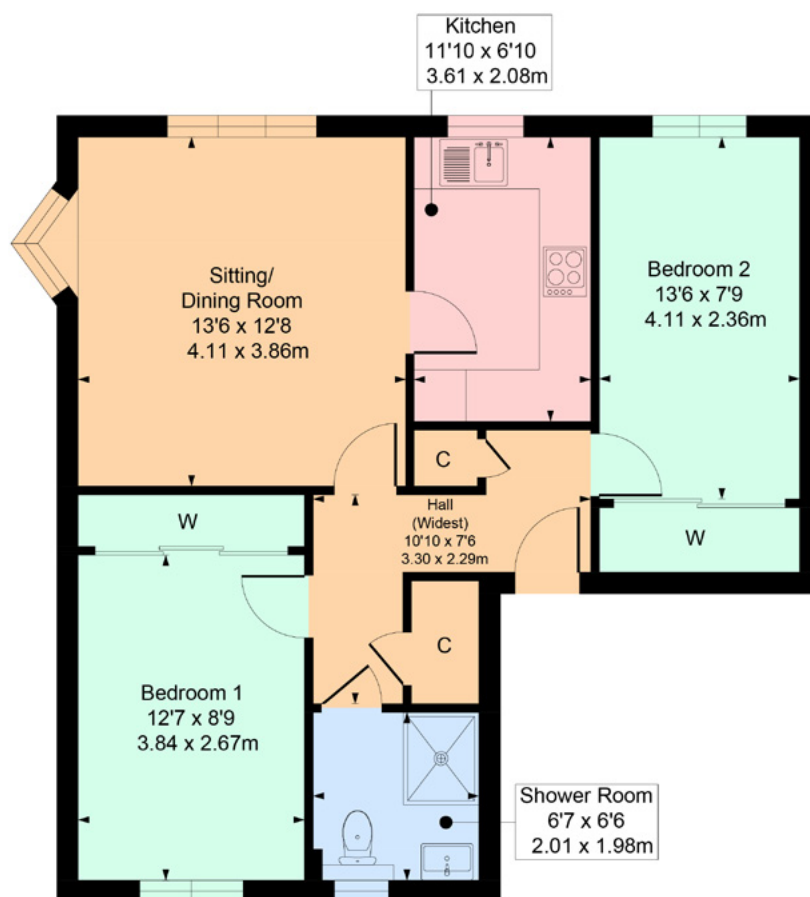
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## 2 Riverside Court, Netherlee

Approximate Gross Internal Area

658 sq ft - 61.13 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  
Band D

### Fixtures & Fittings

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

### Energy Efficiency Rating

Band tbc

### Services

The property is supplied by mains water, drainage  
and electricity. Electric storage heating.

### Local Authority

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

### Property Reference

CLA 573

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