



3 Greenside, Carmunnock G76 9DF

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Situation

Carmunnock is the only remaining identifiable village within the City of Glasgow boundaries. It lies five miles south of the city centre and is surrounded by green belt land. The old part of Carmunnock Village was declared a conservation area in 1970. The village of Carmunnock provides its own local shop, post office, coffee shop and renowned restaurant.

Busby and Clarkston, around 0.5 miles away, provide a broader range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride shopping centre provides an extensive range of shops, restaurants and supermarkets. Schooling can be found locally both at primary and secondary levels. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park.

Carmunnock is serviced by excellent road links which are situated close by giving easy access to Glasgow City Centre and East Kilbride. The Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports in particular.









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Property Description

Two bedroom lower flat, which is in close proximity to local amenities and services within the surrounding area of Carmunnock.

At present the complete accommodation comprises:

Entrance vestibule. Welcoming reception hall with store cupboard. kitchen with a range of wall mounted and floor standing units and complimentary worktop surfaces with back door access to private rear gardens. Sitting room which overlooks the village green. Bedroom one fitted wardrobes with views to the rear of the property. Bedroom two to rear internal Shower room completes the accommodation.

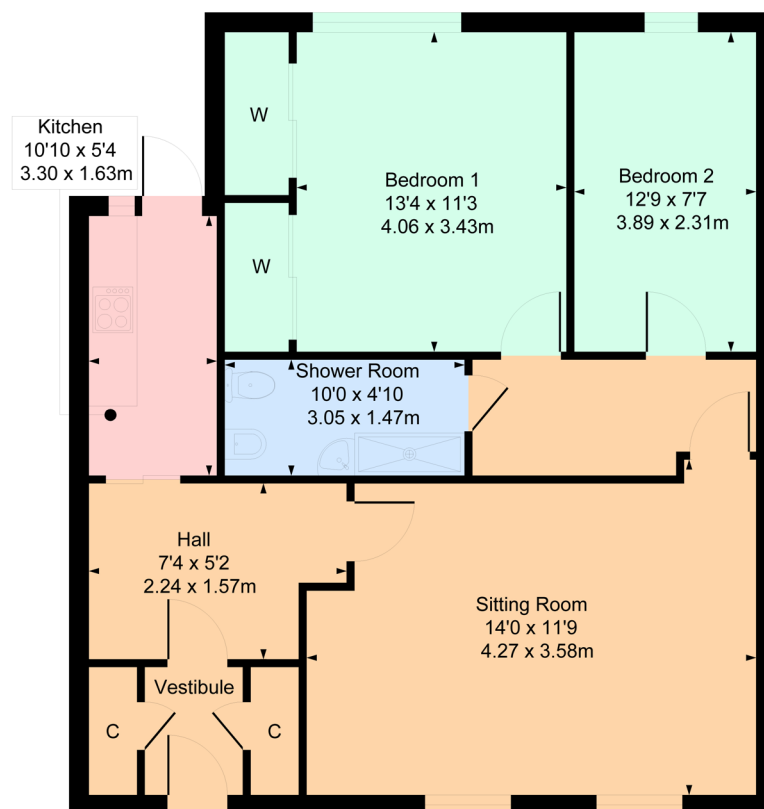
The property is further complimented by gas central heating single and double glazing. Garden to the back of the property, with patio area.



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Approximate Gross Internal Area = 843 sq ft - 78.31 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
Newton Mearns

Outgoings

Glasgow City Council
Band D

Fixtures & 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, gas and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

CLA 568

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