



**1/R, 2 Arthur Street, Clarkston, G76 8BQ**

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## Situation

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

Arthur Street is conveniently located to Clarkston amenities, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns.

Clarkston is 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, Busby & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, the 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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## Property Description

Seldom available, a bright and particularly spacious two bedroom traditional first floor flat, located close to the centre of Clarkston, transport links and services.

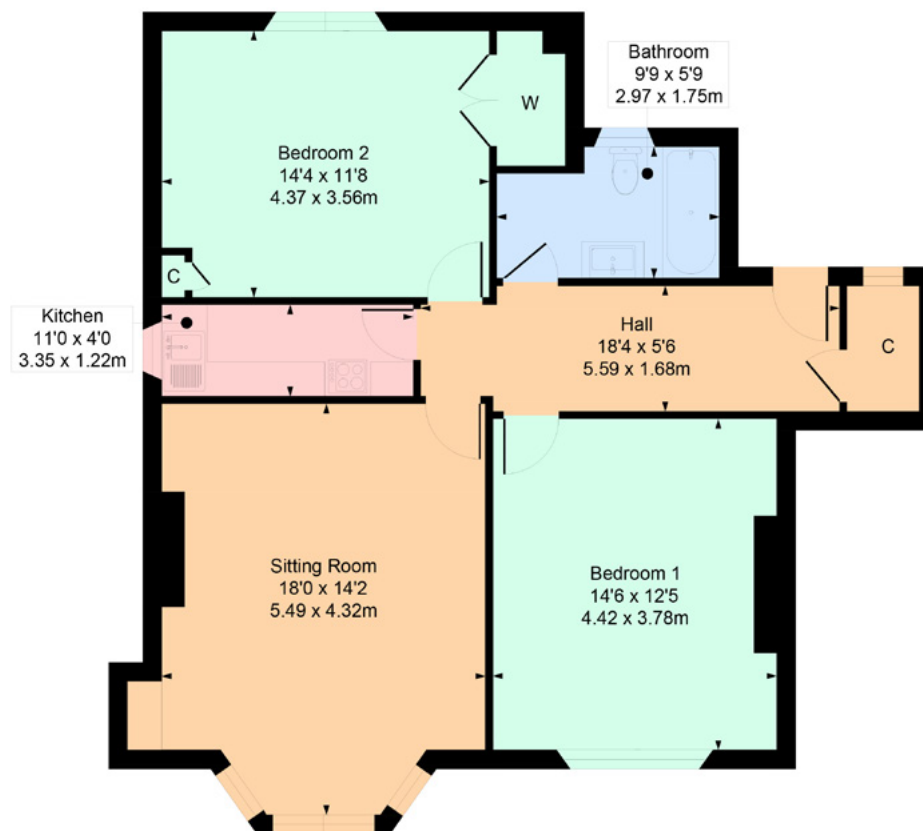
This flat is accessed via a secure entry system to a well maintained period tiled communal entrance and stairwell.

Internally the complete accommodation comprises:

Large reception hall with storage cupboard. Generous bay window sitting room with feature fireplace, overlooking the front of the property. Well appointed kitchen with a range of floor and wall mounted cabinets. Two double bedrooms. The bathroom with three piece white suite and shower above bath completes the accommodation.

The property is further complemented by double glazing, gas central heating and well kept communal rear courts

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Approximate Gross Internal Area 844 sq ft - 78.41 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 C

**Fixtures & 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, gas  
and electricity. 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 576

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