



44 Newford Grove, Clarkston, G76 8QZ

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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.

Newford Grove 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 & 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, an extended three/four bedroom semi detached villa built by Mactaggart & Mickel, close to local amenities, transport links and Williamwood High School.

The accommodation comprises:

Ground Floor: Entrance hallway with utility room off. Sitting/dining room on an open plan layout to the kitchen with a range of wall mounted and floor standing units. Door from sitting room to the rear garden. Inner hall affords access to the family room/bedroom four and a separate shower room.

First Floor: Upper landing with storage. Bedroom one, with fitted wardrobes. Bedroom two, with fitted wardrobes. Bedroom three. The house bathroom completes the overall accommodation.

Attic: Providing extensive additional storage and access to eaves.

The property is further complemented by gas central heating and double glazing. Driveway to front and enclosed rear garden, backing onto woodland.

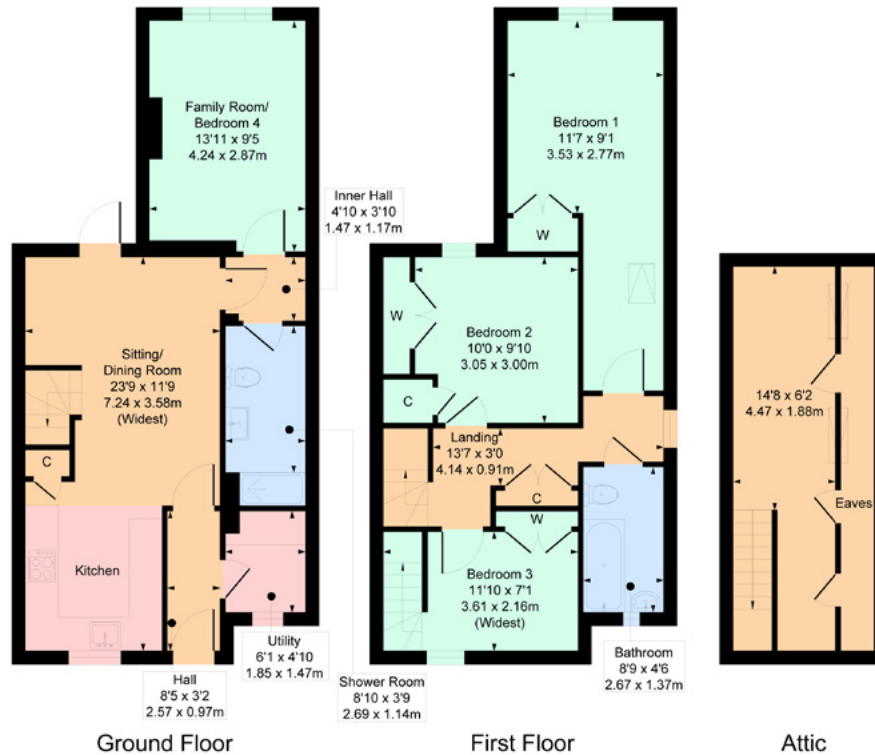
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Approximate Gross Internal Area
Main House 1048 sq ft - 97.36 sq m
Attic 197 sq ft - 18.30 sq m
Total 1245 sq ft - 115.66 sq m



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

East Renfrewshire Council
Band E

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, electricity, gas and drainage. Gas central heating (not tested).

Local Authority

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

Property Reference

CLA577