



**2 Bellcraig Court, Busby G76 8JP**

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## Situation

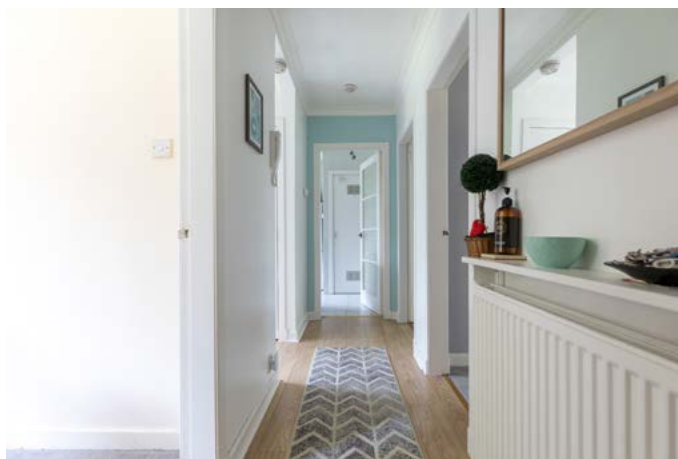
Bellcraig Court is located just off Easterton Avenue and is conveniently located for access to local transport links and shops.

Busby and the neighbouring suburbs of Clarkston and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private Bowling and Tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

A hugely popular location, Busby is located approximately 8 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

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













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## Property Description

A spacious two bedroom ground floor flat set within this popular and leafy cul de sac development close to local amenities, transport links and popular East Renfrewshire Schools.

The complete accommodation comprises:

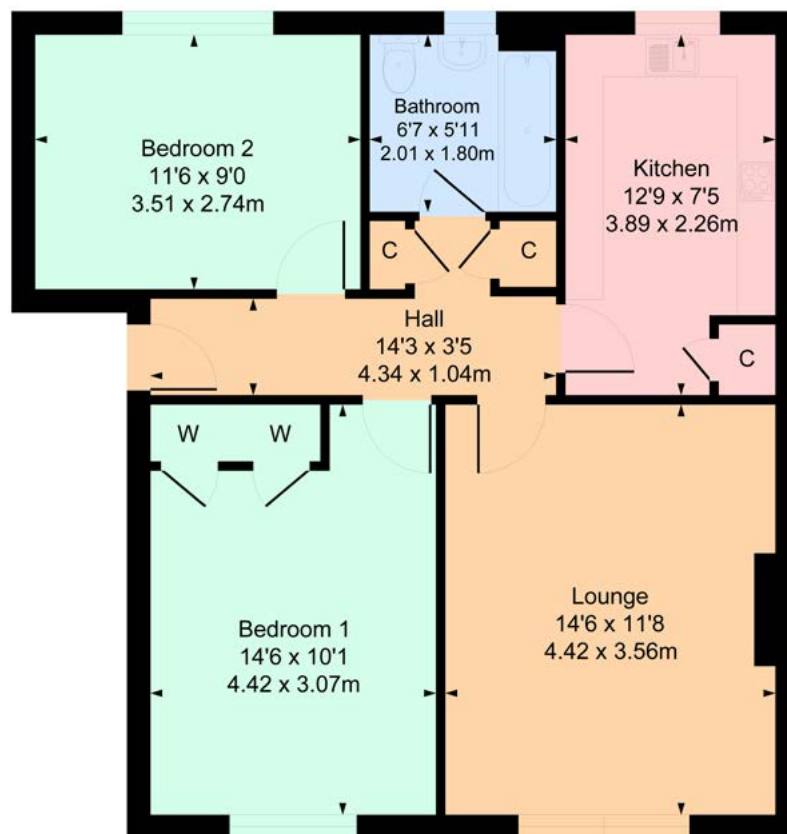
Communal entrance hallway. Welcoming reception hall with storage. An impressive and spacious sitting room overlooking the front of the property. Well appointed kitchen with a range of wall mounted and floor standing cabinets. Bedroom one with fitted wardrobe. Bedroom two. Both double bedrooms enjoy a tree lined outlook. The bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Well kept communal landscaped gardens. Residents parking and single garage.

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## 2 Bellcraig Court, Clarkston

Approximate Gross Internal Area 646 sq ft - 60.01 sq m



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plushplans

**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 D

### 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 582

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