



**48 The Oval, Clarkston G76 8LZ**

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## Situation

Clarkston 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.

Clarkston and its neighbouring suburbs of Busby, Newton Mearns and Giffnock are acknowledged for its standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Sports and recreational facilities can be found locally to include Nuffield Health club, Cathcart, Williamwood and Whitecraigs golf clubs, Clarkston bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

In addition, this property sits within the catchments area for highly reputable Primary and Secondary Schools and is within easy reach of various pick up points for Glasgow's other private schools.















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## Property Description

End terrace villa requiring upgrading, extremely well placed for amenities within the surrounding district.

The accommodation comprises:

**Ground Floor:** Welcoming reception hallway with staircase to upper floor. Bright and spacious bay window sitting room. kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces under stair storage, the kitchen affords access to rear garden completes the ground floor accommodation.

**First Floor:** Bright double bedroom to front and double bedroom to rear Family bathroom with three piece suite.

The property benefits from corner gardens. The property is further complemented by gas central heating and double glazing.



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Approximate Gross Internal Area = 684 sq ft - 63.54 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  
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**Newton Mearns**

**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**

CLA570

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