



53 Craighill Drive, Clarkston G76 7TD

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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.

Craighill Drive is conveniently located for local shops at Williamwood and access to Clarkston Toll shops and 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, several private bowling clubs and 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 four bedroom/ three public room detached bungalow, located within continually popular area and close to local amenities, transport links and popular East Renfrewshire Schools.

The property enjoys elevated views over Hillend Road towards the surrounding countryside and provides flexible accommodation formed over three levels and comprises:

Ground Floor: Reception hallway with staircase to upper and lower ground floor accommodation. Generous bay window sitting room with feature fireplace, overlooking the front garden. Family room. Kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and provides access to a rear porch and in turn the garden. Bedroom one with fitted wardrobes. House shower room.

First Floor: Upper landing. Bedroom two. Bedroom three. Bedroom four. All bedrooms have storage. A WC services the first floor.

Lower Ground Floor: Lower landing provides access to a generous garden room, overlooking and allowing access to the rear garden. Access to extensive under building cellar storage.

The property is further complemented by gas central heating and double glazing. A driveway to the front and side provides off street parking and leads to a detached garage.

Well kept garden grounds, with a southerly orientation, at the rear.



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Viewing

By appointment through
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Clarkston

Outgoings

East Renfrewshire Council
Band F

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

CLA578

53 Craighill Drive, Clarkston

Approximate Gross Internal Area 1419 sq ft - 131.82 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.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

1 Helena Place, Busby Road, Clarkston, G78 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



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