



**Apt 42 Riverside Park, Netherlee G44 3PG**

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## Situation

Netherlee and its neighbouring suburbs of Clarkston and Giffnock are 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.

This property is conveniently located for Clarkston Road & Clarkston Toll amenities including local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Linn Park, the second largest park in the city and with its variety of activities including an 18 hole golf course, children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland.













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## Property Description

A beautifully presented and upgraded two bedroom second floor apartment, with an allocated carport, located within continually popular development, close to local amenities and transport links.

This stunning apartment has been upgraded by the present owners and affords well appointed accommodation with a stylish modern interior.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. Stair access to all levels.

The accommodation comprises:

Reception hallway with walk in storage/study cupboard, with hatch to attic space, provide extensive additional storage. Bright and generous dual aspect sitting/dining room. Well appointed refitted kitchen with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. Bedroom one with fitted wardrobes and an attractively refitted ensuite bathroom. Bedroom two with fitted wardrobes. The shower room completes the accommodation.

The property is further complemented by an allocated carport, gas central heating and double glazing. Well kept communal resident's gardens surround Riverside Park. Residents and visitors parking provided.



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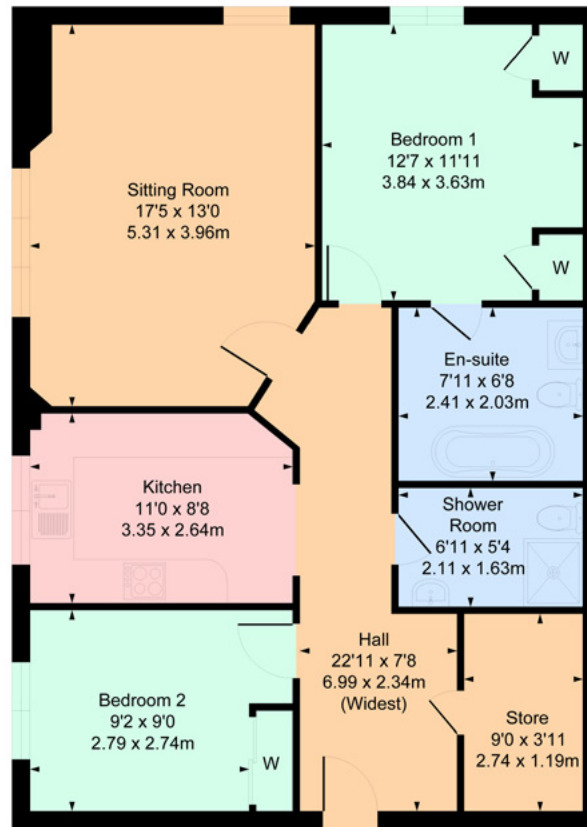






## 42 Riverside Park, Netherlee

Approximate Gross Internal Area 876 sq ft - 81.38 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 E

### Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band tbc

### 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 590

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