



14 Cartsbridge Road, Busby, G76 8DH

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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.

Cartsbridge Road is conveniently located for local shops within Busby and within Clarkston, The Avenue Shopping Centre and Greenlaw Village Retail Park in Newton Mearns.

Busby and Clarkston are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services (Busby & Clarkston Train Stations) 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, Busby and Clarkston 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, four apartment traditional style detached bungalow, requiring upgrading, set within generous garden grounds, located within this sought after pocket of Busby, close to local amenities, local shops, transport links and popular East Renfrewshire Schooling.

The property now requires modernisation and upgrading and provides flexible accommodation, all on the level, comprising:

Entrance vestibule. Reception hallway with hatch to attic. Generous bay window sitting room overlooking the front. Bay window family room. Kitchen. Two double bedrooms. The shower room completes the accommodation.

The property benefits from gas central heating and double glazing. Loft providing additional storage.

The driveway provides off street parking and leads to a detached single garage.

Well kept garden grounds, which would allow further development, subject to the relevant consents.

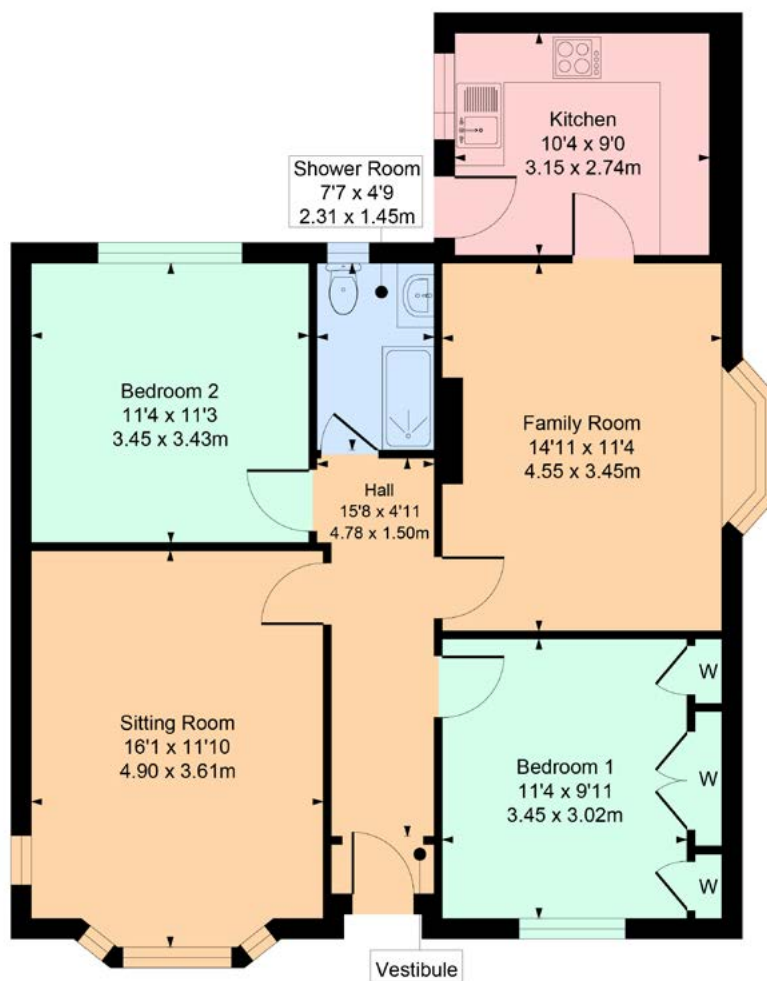
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Approximate Gross Internal Area

855 sq ft - 79.43 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 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

CLA 598

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