



**50 Newford Grove, Clarkston, G76 8QZ**

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## Situation

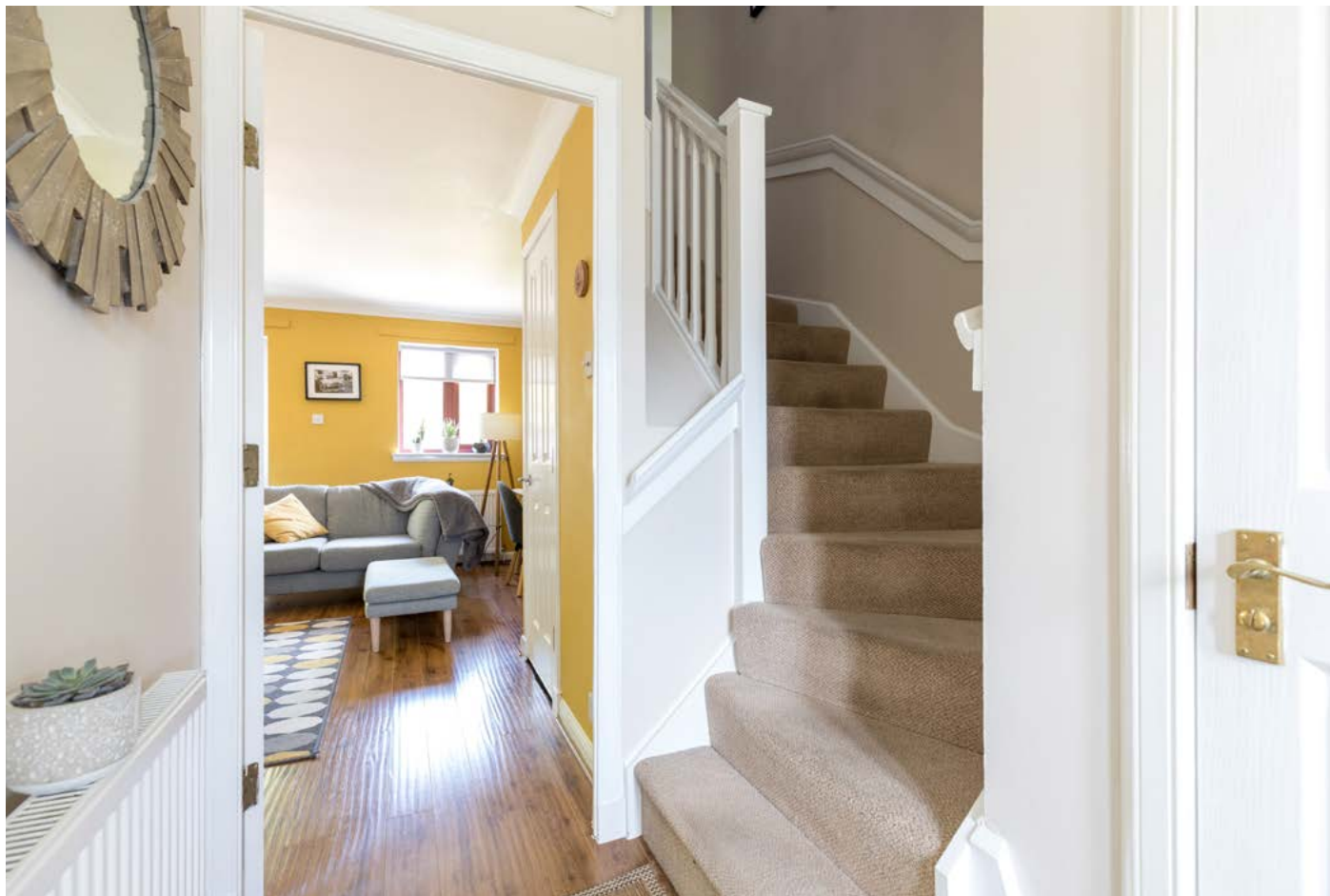
Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways.

Newford Grove is conveniently located to Clarkston 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, Clarkston & Giffnock 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

A well presented three bedroom semi detached villa, set within attractive and private garden grounds, occupying a favoured position within this popular Mactaggart & Mickel development, close to local amenities, transport links and popular East Renfrewshire Schooling.

The property has been upgraded and well maintained by the present owners.

The accommodation comprises:

**Ground Floor:** Reception hall with staircase to upper floor. Spacious sitting/dining room with door to enclosed landscaped rear garden. Well appointed modern kitchen. Downstairs WC.

**First Floor:** Upper landing with storage. Bedroom one with fitted wardrobe. Bedroom two with fitted wardrobe. Bedroom three. The modern house bathroom, with shower over bath, completes the overall accommodation.

A particular feature of this home is the landscaped garden grounds, enclosed to the rear and backing on to woodland, with a useful multi functional outbuilding, perfect for a gym or a work from home space. A garden shed providing useful additional storage.

The property is further complemented by gas central heating, double glazing and has a driveway providing off street parking for 2 vehicles.

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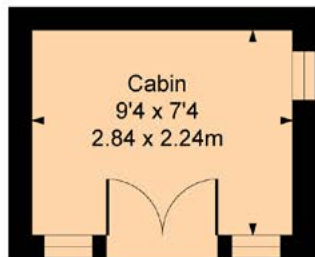
# 50 Newford Grove, Clarkston

Approximate Gross Internal Area

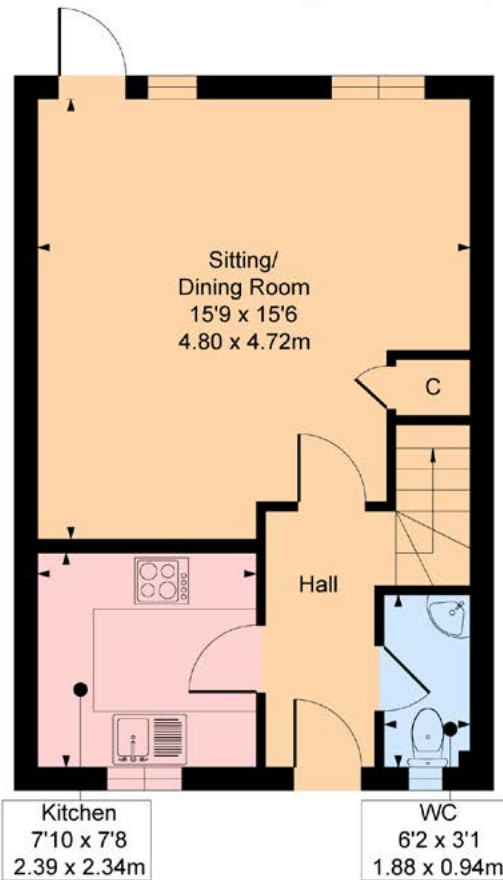
Main House 741 sq ft - 68.84 sq m

Outbuilding 68 sq ft - 6.31 sq m

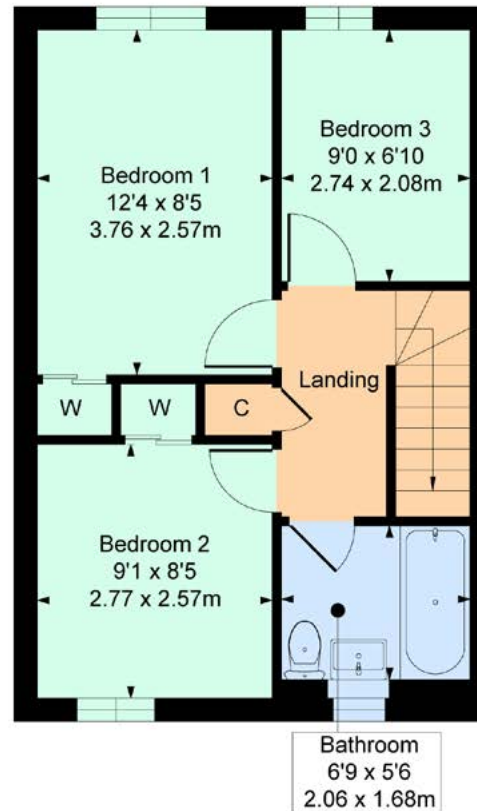
Total 809 sq ft - 75.15 sq m



Outbuilding



Ground Floor



First Floor

**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 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