



Apt 4D Fairfield Court, Clarkston G76 7YG

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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.

Fairfield Court 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

Seldom available, a bright and well presented, upgraded two bedroom first floor apartment located within this continually sought after development by Dickie Homes, set within attractive landscaped residents gardens, close to the centre of Clarkston.

The apartment has been upgraded and well maintained by the present owner and comprises:

Well kept communal entrance hall. Stair access to first floor. Reception hallway with good storage. Bright and spacious bay window sitting room with fireplace and sit out sun balcony. Well appointed, refitted breakfasting kitchen with a full complement of wall mounted and floor standing units. Bedroom one with refitted ensuite shower room and extensive fitted wardrobes. Bedroom two with fitted wardrobes. The refitted shower room completes the accommodation.

The property is further complemented by electric heating, replacement double glazing, attic providing valuable additional storage and a security entrance system.

Residents parking and single lock-up garage. Well kept communal gardens.

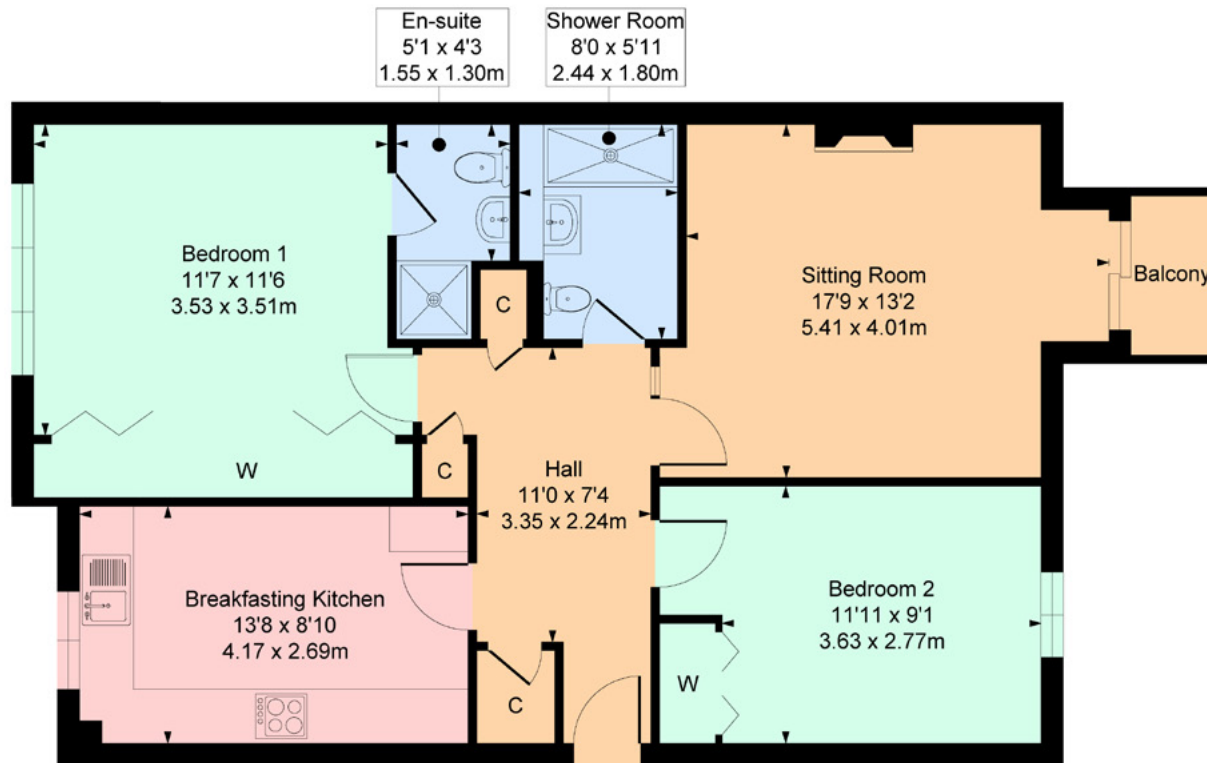
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Approximate Gross Internal Area
851 sq ft - 79.06 sq m



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 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 611

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