



5 Craighill Drive, Clarkston G76 7TG

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

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.









Nicol Estate Agents

Property Description

Seldom available, an extended three bedroom/two public room semi detached villa set within this popular residential area, and close to local amenities, transport links and popular East Renfrewshire Schools.

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

Ground floor: Entrance vestibule. Reception hall with downstairs cupboard. Spacious and bright bay window sitting room with views to front. Dining room/ family room overlooking rear gardens. Kitchen with a range of floor and wall mounted cabinets. Utility room.

First floor: Upper landing with storage. Bay window bedroom to front. Bedroom two, again a double, with expansive views to the surrounding fields towards Eaglesham. Bedroom three. The house shower room completes the accommodation. Hatch to floored loft, providing additional storage.

The property is further complimented by gas central heating and double glazing. In addition, the property has added insulation to the loft and sub floor, as well as cavity wall insulation.

Landscaped gardens, enclosed rear garden. Driveway leads to a garage.

www.nicolestateagents.co.uk



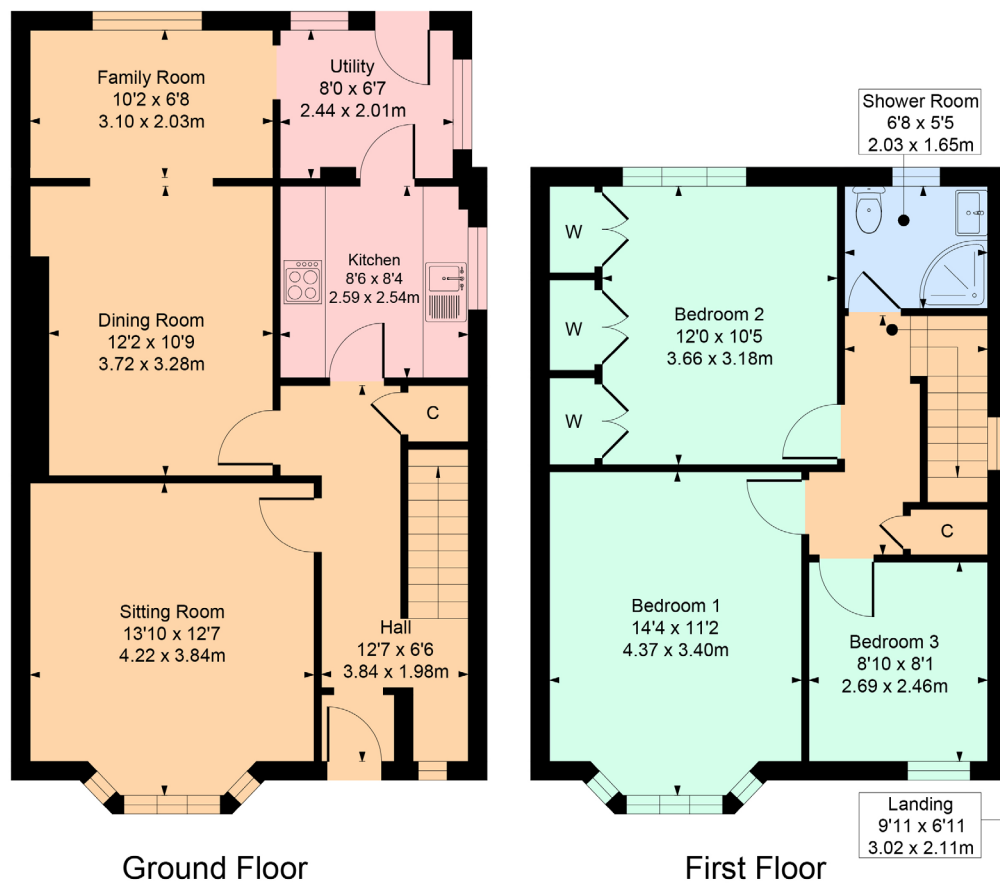




5 Craighill Drive, Clarkston

Approximate Gross Internal Area

1138 sq ft - 105.72 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.



Nicol Estate Agents

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 601

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



www.nicolestateagents.co.uk