



89 Craighlaw Avenue, Waterfoot G76 0EX
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Situation

Waterfoot is set between the villages of Eaglesham and the high amenity suburb of Clarkston and is located approximately 10 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports.

Waterfoot provides semi-rural living with swift access to the neighbouring suburbs of Newton Mearns, Clarkston and the village of Eaglesham.

Newton Mearns and Clarkston are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Bonnyton, Cathcart and Whitecraigs Golf Clubs, several private bowling and tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.









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Property Description

Seldom available, a well presented and extended three bedroom/ three public room detached villa, set within this popular residential pocket of Waterfoot, enjoying southerly views over open fields and surrounding countryside, close to local amenities and popular East Renfrewshire Schooling.

This family home affords accommodation formed over two levels, well designed for family living.

The complete accommodation extends to:

Ground Floor: Reception hallway with storage and staircase to upper floor. Double doors open to a bright and well presented family room. Again double doors open to the dining room with French doors opening to the rear garden. Bay window sitting room. Well appointed kitchen with a range of floor standing and wall mounted units, complementary worktops, and door to rear garden. Utility cupboard. Refitted shower room.

First Floor: Upper landing with window to side and hatch to attic. Bedroom one, sits to the front and has fitted wardrobes. Bedroom two, again a double with fitted wardrobes, commands fine views over the surrounding countryside. Bedroom three. The house bathroom, with shower over bath, completes the overall accommodation.

A particular feature of this family home is the private garden grounds, overlooking open fields and countryside, enjoying a southerly orientation at rear.

The property is further complemented by gas central heating, double glazing and twin driveways provide off street parking, with one leading to an integrated garage.

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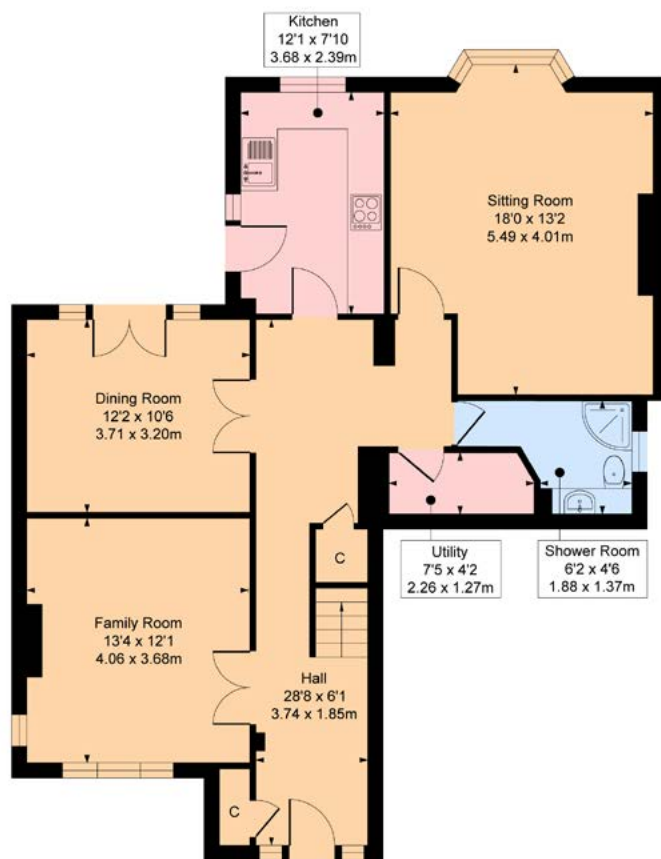




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Approximate Gross Internal Area

1367 sq ft - 126.99 sq m



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
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 606

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