



79 Monteith Drive, Clarkston G76 8NX

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Situation

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

Stamperland and Clarkston are 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.

Monteith Drive is conveniently located for access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and Greenlaw Village Retail Park in Newton Mearns. In addition, this 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 fabulous upgraded two bedroom mid terraced villa, conveniently located for local amenities transport links, and popular East Renfrewshire schools.

The property has recently been and upgraded, and enjoys elevated tree lined views to the rear.
With decking area for outdoor seating completes the rear garden.
The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Bright bay window sitting room with feature fireplace. Well appointed kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces and large under stair storage cupboard. Door to rear garden.

First Floor: Upper landing. Bedroom one with bay window and wardrobe. Bedroom two enjoying a tree lined outlook. An attractive house bathroom with three piece suite completes the upper level.

The property is further complemented by gas central heating, double glazing. Well kept private front and rear garden. The rear garden enjoys a tree lined outlook with decking area.

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Approximate Gross Internal Area

666 sq ft - 61.87 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.

Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

East Renfrewshire Council
Band D

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Agents Note

Under the Estate Agents Act 1979, we write to advise that the seller is a connected person as defined by the Act.

Energy Efficiency Rating

Band C

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 613