



47 Stewart Drive, Clarkston G76 7EX

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Situation

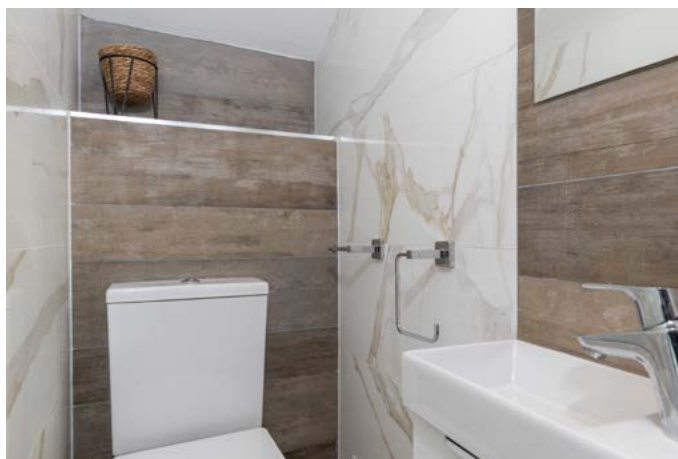
Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways.

Stewart 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 (Williamwood & Clarkston Train Stations) 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 Clarkston & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

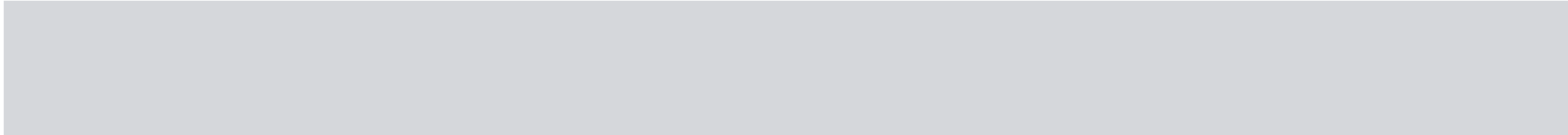
In addition, the property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.













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Property Description

A well presented three bedroom semi detached villa, located within this sought after pocket of Clarkston, close to local amenities, Clarkston Toll shops, popular East Renfrewshire schooling and transport links.

The property has been well maintained throughout and comprises:

Ground Floor: Entrance vestibule Reception hallway with staircase to upper floor and guest WC. Bright and spacious bay window sitting room overlooking the front. Dining room, open plan to kitchen enjoying aspects over the rear garden. Well appointed kitchen fitted with a range of wall mounted and floor standing units. The kitchen affords access to the rear garden with decking and lawn area.

First Floor: Upper landing providing access to three bedrooms. Bay window bedroom positioned to the front with fitted wardrobe. Bedroom two overlooks the rear garden Bedroom three, to front. The modern house Shower Room, with three piece suite, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Driveway providing parking for several cars and leads to a single detached garage.

Well kept garden grounds, which would allow further development, subject to the relevant consents.

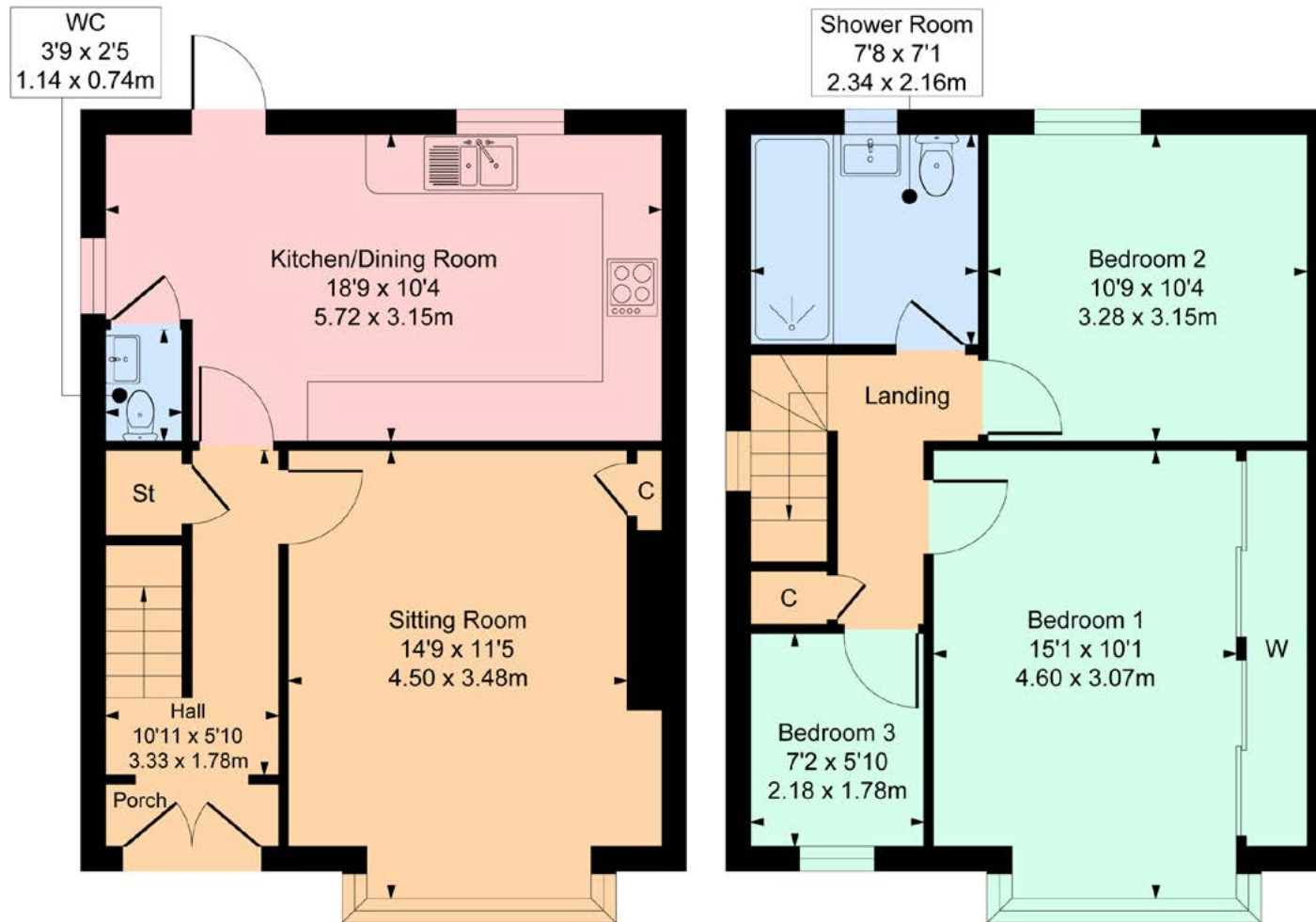
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Approximate Gross Internal Area

926 sq ft - 86.02 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

CLA612

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