



35 Woodbank Crescent, Clarkston G76 7DS

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Situation

Woodbank Crescent is located just a short distance from public transport, local shops, post office and health surgeries at Clarkston Toll and Busby Road.

Clarkston 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.

Clarkston and its neighbouring suburbs of Newton Mearns and Giffnock are acknowledged for its standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Sports and recreational facilities can be found locally to include Nuffield Health club, David Lloyd at Rouken Glen, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. In addition, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston Bowling and Tennis Clubs, Eastwood Theatre and Rouken-Glen Park

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









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Property Description

A well presented semi detached villa, located within this continually popular area, close to local amenities and first class East Renfrewshire schooling.

This property is formed over two levels and comprises:

Ground Floor: Reception hallway with stairwell to upper level. Spacious sitting room overlooking the front garden. Dining room. Kitchen with a full complement of wall mounted and floor standing units open access to porch in turn providing access to a southerly facing garden with patio area and lawn.

First Floor: Upper landing. Principal bedroom to front with bay window fitted wardrobes and elevated views. Bedroom two with fitted wardrobes and bedroom three to front. The house bathroom with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing.

Well kept garden grounds to rear, southerly facing at rear, with a patio area, ideal for entertaining. A driveway to the side of the property affords off street parking leading to a single garage.

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Approximate Gross Internal Area

Main House 973 sq ft - 90.39 sq m

Garage 138 sq ft - 12.82 sq m

Total 1111 sq ft - 103.21 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

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Newton Mearns

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 615

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