



33 Morven Drive, Clarkston, G76 7QH
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Situation

Morven Drive is located just a short walk from public transport, local shops, post office and health surgeries at Clarkston Toll and Busby Road.

Morven 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, Pure Gym Giffnock, 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.









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Property Description

A well presented extended four bedroom semi detached villa, located within continually popular area, close to local amenities, transport links and popular East Renfrewshire schooling.

The property has been upgraded by the present owners and provides stylish accommodation arranged over three levels.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with staircase to upper level. Generous bay window sitting room, with feature fireplace. Dining room to rear. Well appointed kitchen a range of wall mounted and floor standing units, integrated appliances, and complementary worktops. Utility area allows access to rear gardens patio area and lawn.

First Floor: Upper landing. Principal bedroom to front with bay window. Bedroom two to rear with storage. Bedroom three to front. An attractively refitted bathroom, with shower above bath.

Attic: Bedroom four with eaves storage.

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

Landscaped gardens to front and rear, with monobloc driveway, providing off street parking and leads to a detached garage.

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Viewing

By appointment through
Nicol Estate Agents
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 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 616

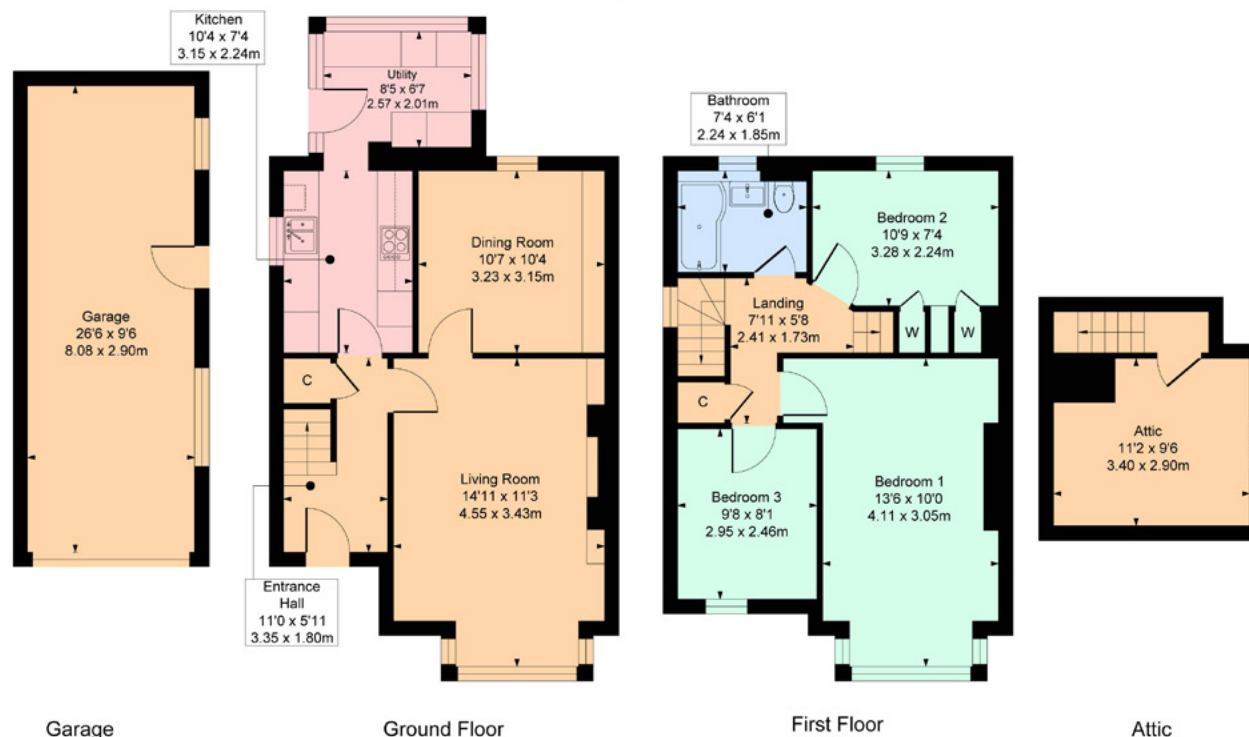
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Approximate Gross Internal Area

Main House 1131 sq ft - 105.07 sq m

Garage 252 sq ft - 23.41 sq m

Total 1383 sq ft - 128.48 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.

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



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