



**10 Newford Grove, Clarkston, G76 8QZ**

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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.

Newford Grove is conveniently located to Clarkston 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 to Glasgow City Centre, banks, library and health care facilities.

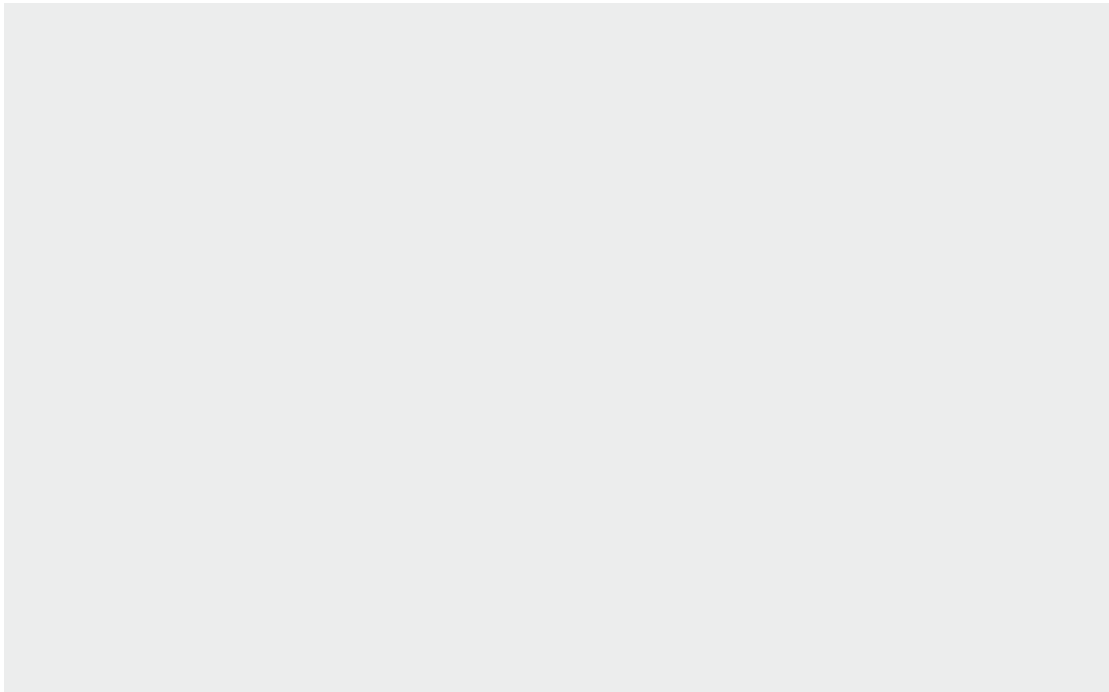
Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

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

Seldom available, an extended two/three bedroom semi detached villa built by Mactaggart & Mickel, close to local amenities, transport links and Williamwood High School.

The accommodation comprises:

**Ground Floor:** Entrance hallway with staircase to upper floor. Sitting/ dining room. Conservatory overlooking gardens. Door from sitting room to conservatory in turn to rear garden. Well appointed kitchen with a range of wall mounted and floor standing units

**First Floor:** Upper landing with storage. Bedroom one, with fitted wardrobes. Bedroom two/office. Refitted shower room. Staircase to attic.

**Attic:** Providing additional bedroom with Velux windows and extensive additional storage and access to eaves.

Driveway to front and enclosed rear garden.

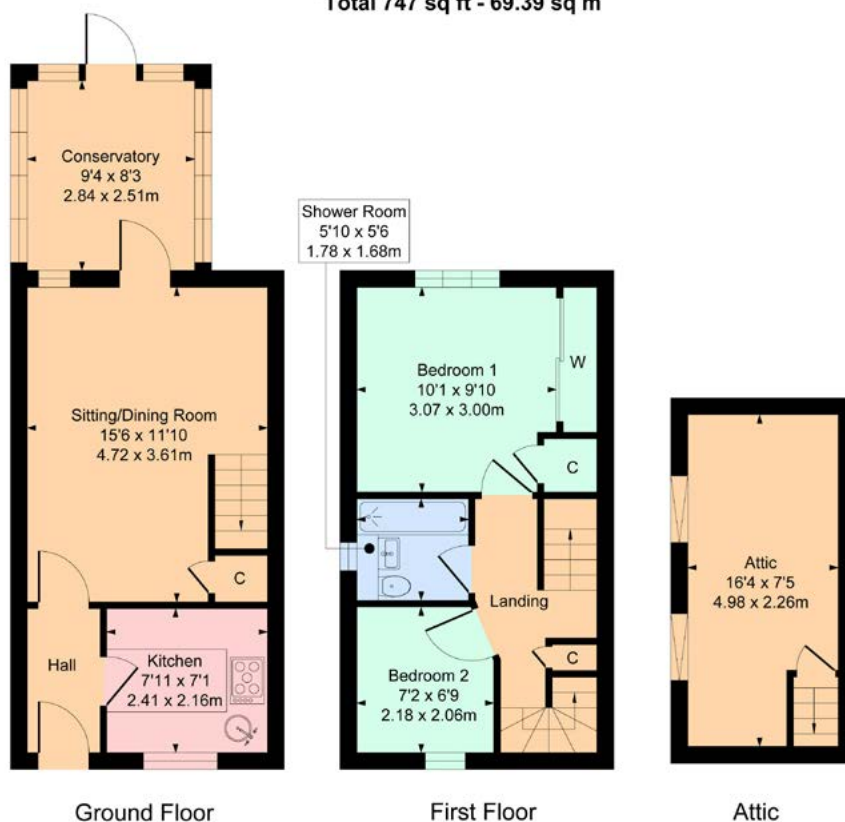






## 10 Newford Grove Clarkston

Approximate Gross Internal Area  
Main House 626 sq ft - 58.15 sq m  
Attic 121 sq ft - 11.24 sq m  
Total 747 sq ft - 69.39 sq m



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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 617

**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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