



30B Main Street, Busby G76 8DX

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Situation

Busby and the neighbouring suburbs of Clarkston and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private Bowling and Tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

A hugely popular location, Busby is located approximately 8 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools including Williamwood and St. Ninians High Schools.









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Property Description

A deceptively spacious three bedroom main door duplex flat, ideally located close to local amenities, highly regarded schools, and Busby Train Station.

The flexible accommodation extends

Ground Floor: Welcoming entrance hallway with storage cupboard and staircase to the upper level. A bright and generously proportioned sitting room with views over Main Street, and a stylish breakfasting kitchen fitted with a range of wall mounted and floor standing units, overlooking the rear garden. A modern four-piece family bathroom completes the ground floor.

Half Landing: Convenient WC located off the stairwell.

First Floor: Upper landing giving access to three spacious bedrooms, including a front-facing principal bedroom with fitted wardrobes, and two further well-proportioned bedrooms.

Additional features include gas central heating, double glazing, and off-street parking. The property also benefits from communal rear gardens, offering outdoor space in a sought-after location.

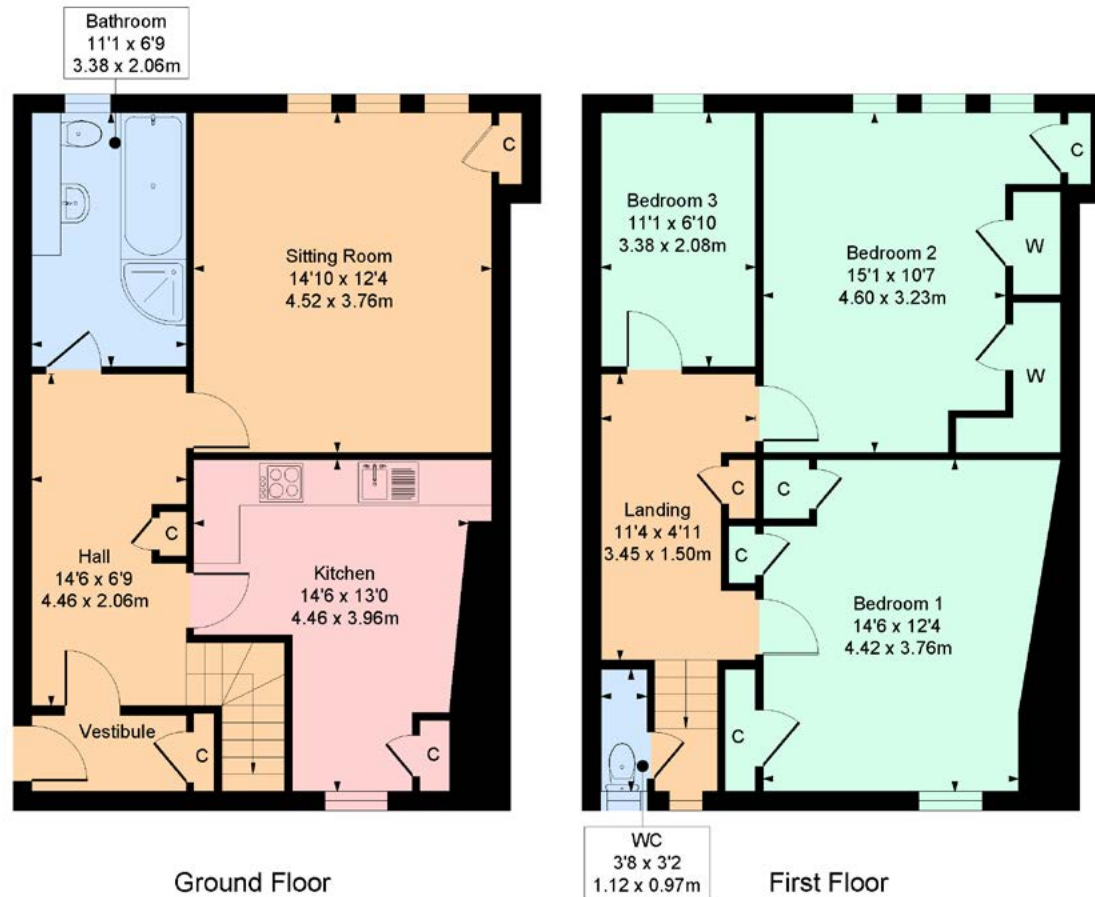
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30B Main Street, Busby
Approximate Gross Internal Area
1167 sq ft - 108.41 sq m



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 D

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 619