



91 The Oval, Clarkston G76 8LU

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

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 Busby, 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.

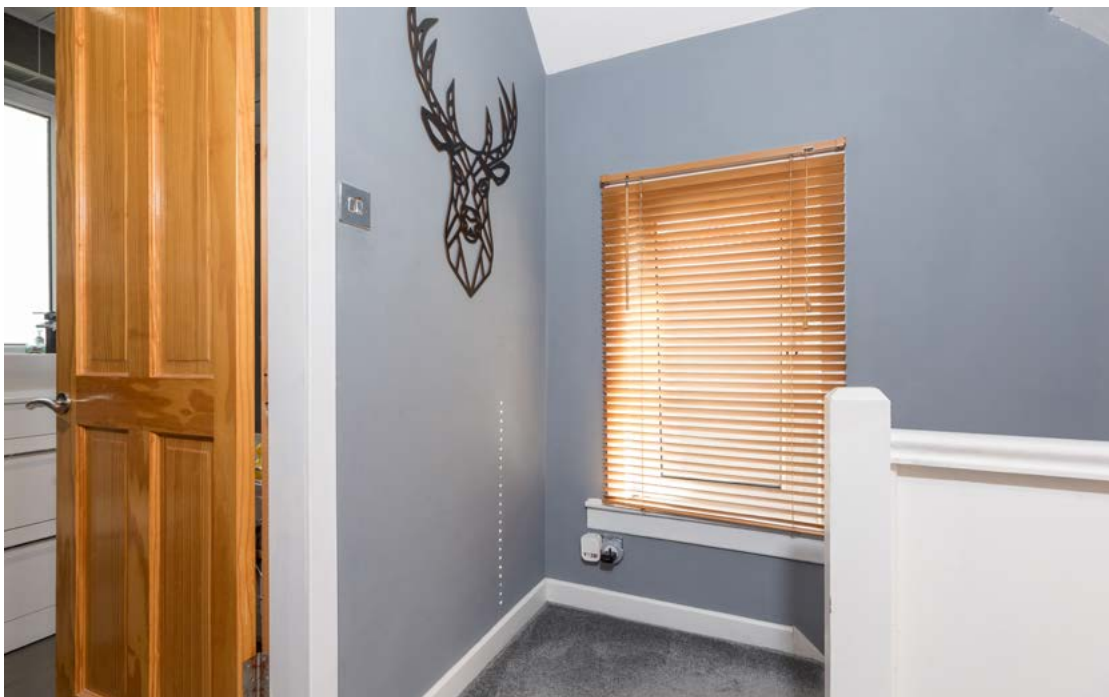
Sports and recreational facilities can be found locally to include Nuffield Health club, Cathcart, Williamwood and Whitecraigs golf clubs, Clarkston bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

In addition, this property sits within the catchments area for highly reputable Primary and Secondary Schools and is within easy reach of various pick up points for Glasgow's other private schools









Nicol Estate Agents

Property Description

A well presented two bedroom semi detached villa, extremely well placed for amenities within the surrounding district.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Bright and spacious bay window sitting room with views onto the front gardens. Living room has a log burning stove for those cold winters. Well appointed kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces and under stair storage with access to rear gardens completes the ground floor accommodation.

First Floor: Bedroom one to front with fitted wardrobes, bedrooms two to rear family bathroom with three piece suite completes the upper level.

The property benefits resin driveway leading to a single car garage, and to the front provides off street parking. The property is further complemented by gas central heating and double glazing and gardens.

www.nicolestateagents.co.uk

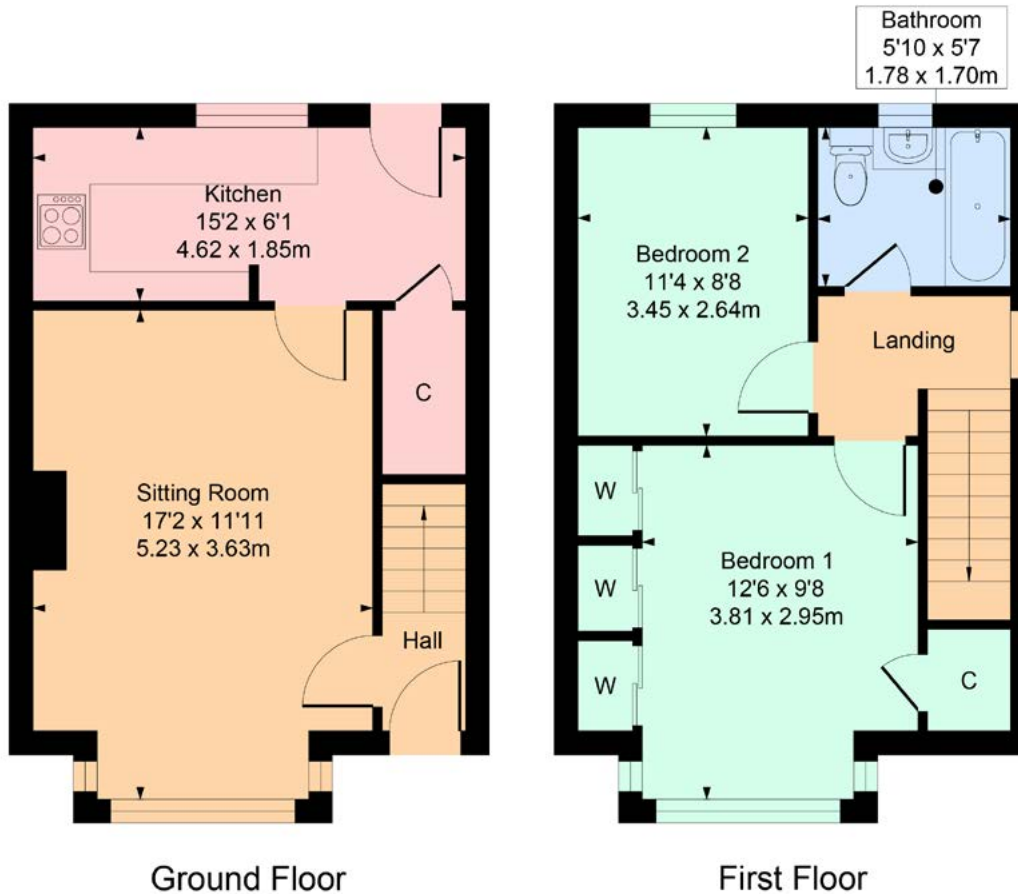






91 The Oval, Clarkston

Approximate Gross Internal Area
678 sq ft - 62.98 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.



Nicol Estate Agents

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, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

CLA622

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



www.nicolestateagents.co.uk