



54 Hillend Crescent, Clarkston G76 7XX

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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 & the Glasgow Southern Orbital motorways.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, banks, library and health care facilities and regular bus and rail services.

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

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 three bedroom mid terrace villa, set within this popular residential area, close to local amenities, transport links and reputable schooling.

Internally the property has been well maintained by the present owner, although would now benefit from some modernisation. The accommodation comprises:

Ground Floor: Entrance hall. Spacious sitting room. Open plan to dining room. Kitchen fitted with a range of wall mounted and floor standing units and complementary worktops. Door to garden. An under-stair store cupboard completes the lower accommodation.

First Floor: Upper landing. Bedroom one with fitted wardrobes, views to the rear and towards Whitelee Windfarm. Bedroom two, again of double proportion, positioned to front. Bedroom three with storage. House family bathroom with shower over bath.

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

Well tended gardens, enclosed rear garden. Off street parking accessed to the rear of the property, leading to a single detached garage.

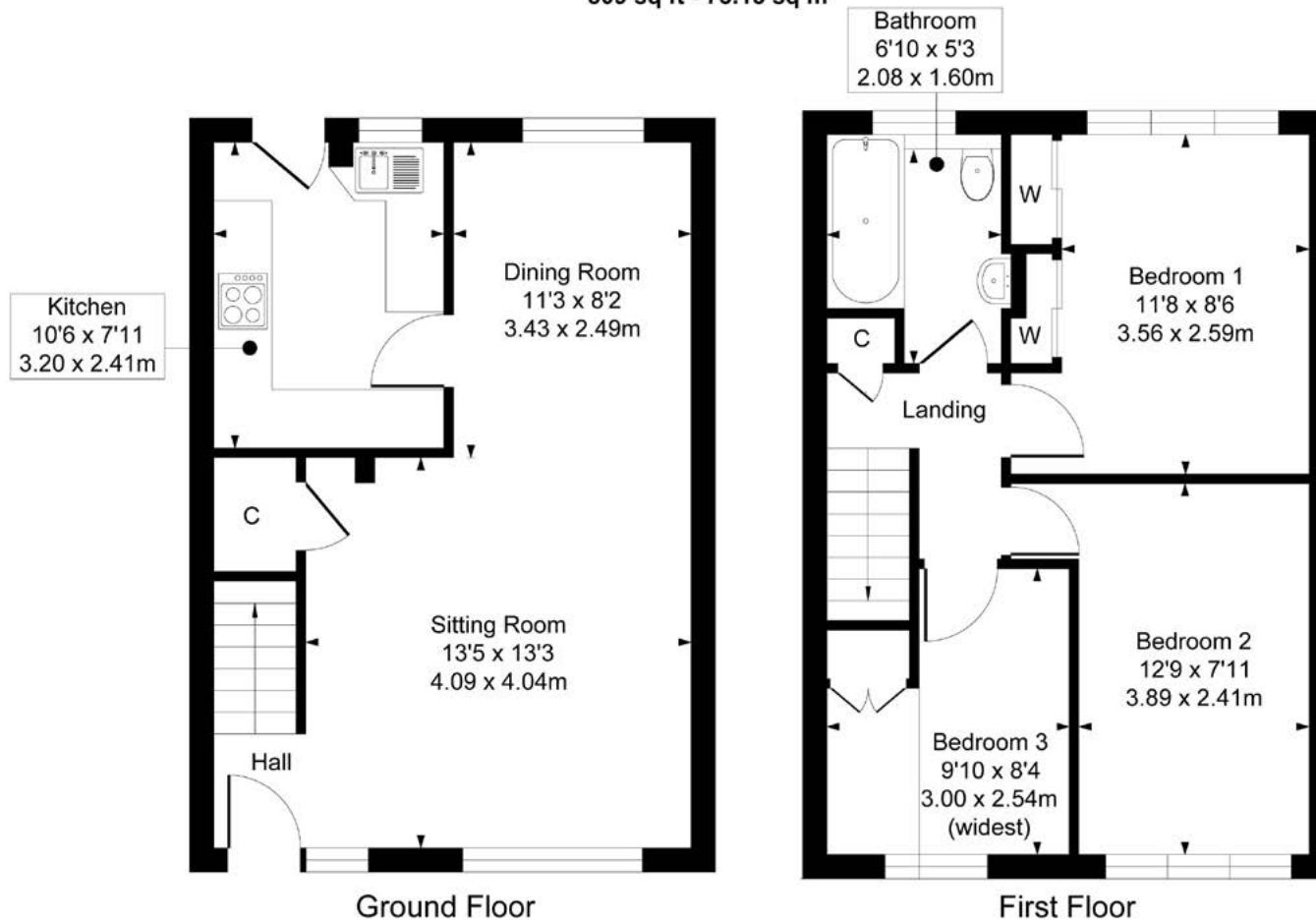
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Approximate Gross Internal Area
809 sq ft - 75.15 sq m



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
Newton Mearns

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 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 647

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