



111 Eastwoodmains Road, Clarkston

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Situation

Clarkston and the neighbouring suburbs of Giffnock and Newton Mearns are acknowledged for their 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. This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is well placed for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

The property is within walking distance of Clarkston Train Station, local shops, supermarkets and restaurants at Clarkston Toll. Giffnock village, The Avenue Shopping Centre and the Greenlaw Village Retail Park, are only a short drive away.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock health clubs, as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools.

















Description

A sandstone fronted mid terraced villa, located in this popular residential neighbourhood, close to local amenities, transport links and first class schooling.

The property affords flexible accommodation, well designed for family living, comprising:

Ground Floor: Entrance vestibule. Welcoming reception hall with staircase to the upper accommodation. Generously bay window sitting room overlooking the front garden. Dining/family room, leading to the well appointed kitchen, fitted with a range of floor and wall mounted cabinets and complementary worktop surfaces. The kitchen affords access to the rear garden.

First Floor: Bay window, bright bedroom one. Bedroom two and bedroom three. House bathroom with three piece suite.

The property is further complemented by gas central heating, double glazing and gardens to the front and rear, with a terrace area. On street parking to the front of the property, with an access lane to the rear for bins.



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111 Eastwoodmains Road, Clarkston G76 7HD

Approximate gross internal area 1345 sq ft - 125 sq m

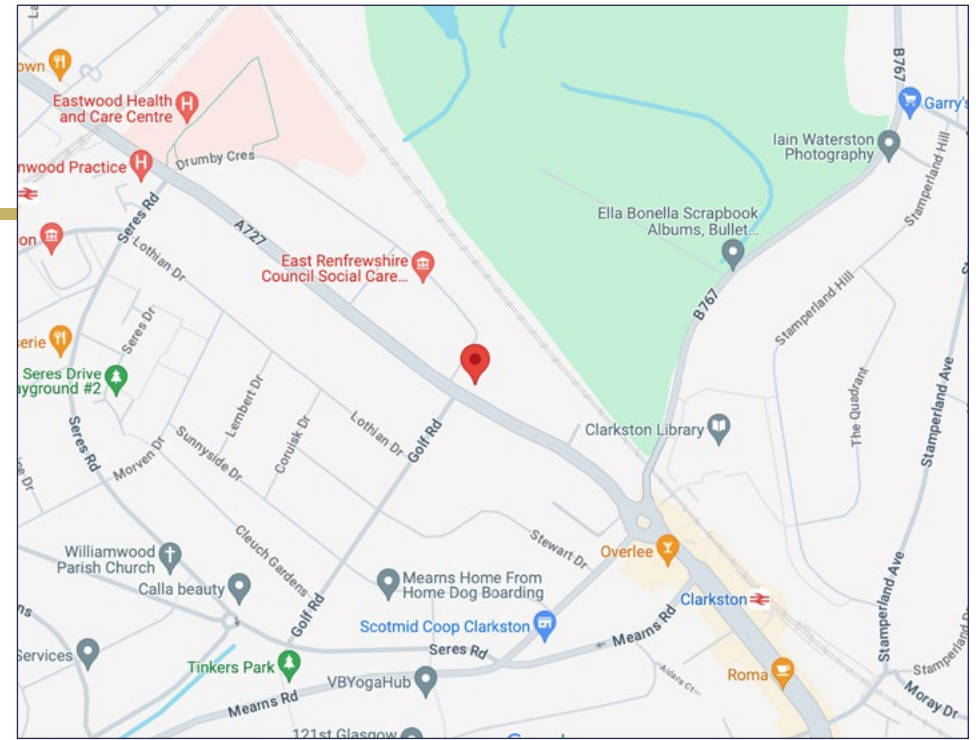


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through Nicol Estate Agents
1 Helena Place, Busby Road
Clarkston, G76 7RB
Telephone 0141 638 4541
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: E

Fixtures and 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
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference CLA474

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