



9 Kilpatrick Gardens, Clarkston, G76 7RD

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Situation

Kilpatrick Gardens is located just a short walk from public transport, local shops, post office and health surgeries at Clarkston Toll and Busby Road.

Kilpatrick Gardens is conveniently located for local shops at Williamwood and access to Clarkston Toll shops and 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 (Williamwood & Clarkston Train Stations) to Glasgow City Centre, banks, library and health care facilities.

Local sports and recreational facilities include David Lloyd Rouken Glen, Pure Gym Giffnock, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and 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

A beautifully presented, larger style extended three bedroom semi detached villa, located within continually popular area, close to local amenities, transport links and popular East Renfrewshire schooling.

The property has been upgraded by the present owners and provides stylish accommodation arranged over two levels.

The accommodation comprises:

Ground Floor: Entrance vestibule. Welcoming reception hallway with contemporary staircase to upper level. Generous bay window sitting room, with feature fireplace and outlook to front. Impressive and spacious combined kitchen, family and dining room. Well appointed refitted kitchen a range of wall mounted and floor standing units, integrated appliances, Quooker instant hot water tap, and complementary worktops. Comfortable family space and dining area, with fitted dresser unit incorporating a wine fridge and drinks cabinet. Bi-fold doors open to rear garden. Cloakroom and Guest WC.

First Floor: Upper landing. Principal bedroom to front with bay window, fitted wardrobes and elevated views. Bedroom two. Bedroom three. An attractively refitted bathroom, with shower above bath, completes the accommodation.

Attic: Floored attic space providing extensive additional storage.

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

Well kept landscaped gardens to front and rear, with monobloc driveway, providing off street parking.

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Approximate Gross Internal Area
Main House 1277 sq ft - 118.63 sq m
Attic 209 sq ft - 19.41 sq m
Total 1486 sq ft - 138.05 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 E

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band tbc

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

CLA595

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