



11 Arthur Place, Eaglesham Road, Clarkston, G76 7DQ

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Situation

Clarkston is one of the primary residential suburbs on the south side of Glasgow. Located approximately 8 miles south of the city centre, it is ideally situated for commuter access to the nearby motorways.

Arthur Place is conveniently located near Clarkston and Newton Mearns' amenities. Including The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park.

Clarkston, known for its high standard of local amenities, offers a selection of shops, restaurants, a library, and health care facilities. There are also regular bus and rail services to Glasgow City Centre.

Local sports and recreational facilities include:

- David Lloyd Rouken Glen
- Parklands Country Club
- Cathcart, Williamwood, and Whitecraigs Golf Clubs
- Clarkston, Busby & Giffnock Tennis Clubs
- Rouken Glen Park
- As well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Additionally, the property sits within the catchment area for the highly reputable East Renfrewshire schools. Including Williamwood and St Ninian's High Schools.









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Property Description

Seldom available, this bright and spacious two-bedroom top-floor flat is in a highly convenient location close to the centre of Clarkston. Providing excellent access to local amenities, services, and transport links.

Access to the property is via a secure entry system. Leading to a well-maintained communal entrance and stairwell, reflecting the overall standard of the development.

The property is well proportioned and thoughtfully laid out, comprising:

- A welcoming reception hall with two useful storage cupboards.
- Generous open-plan sitting and dining room, overlooking the front of the property. This provides an ideal space for both everyday living and entertaining.
- A recently installed, high-quality German Schuller kitchen. Fitted with a comprehensive range of floor and wall-mounted units and integrated appliances. Including fridge-freezer and full-sized dishwasher.
- Two well-sized double bedrooms, both benefiting from built-in wardrobes.
- A recently refurbished bathroom. Finished to a modern standard, and featuring a large walk-in shower.

The property is further enhanced by double glazing, modern ceramic-core electric radiators, and has the significant advantage of underground private parking.



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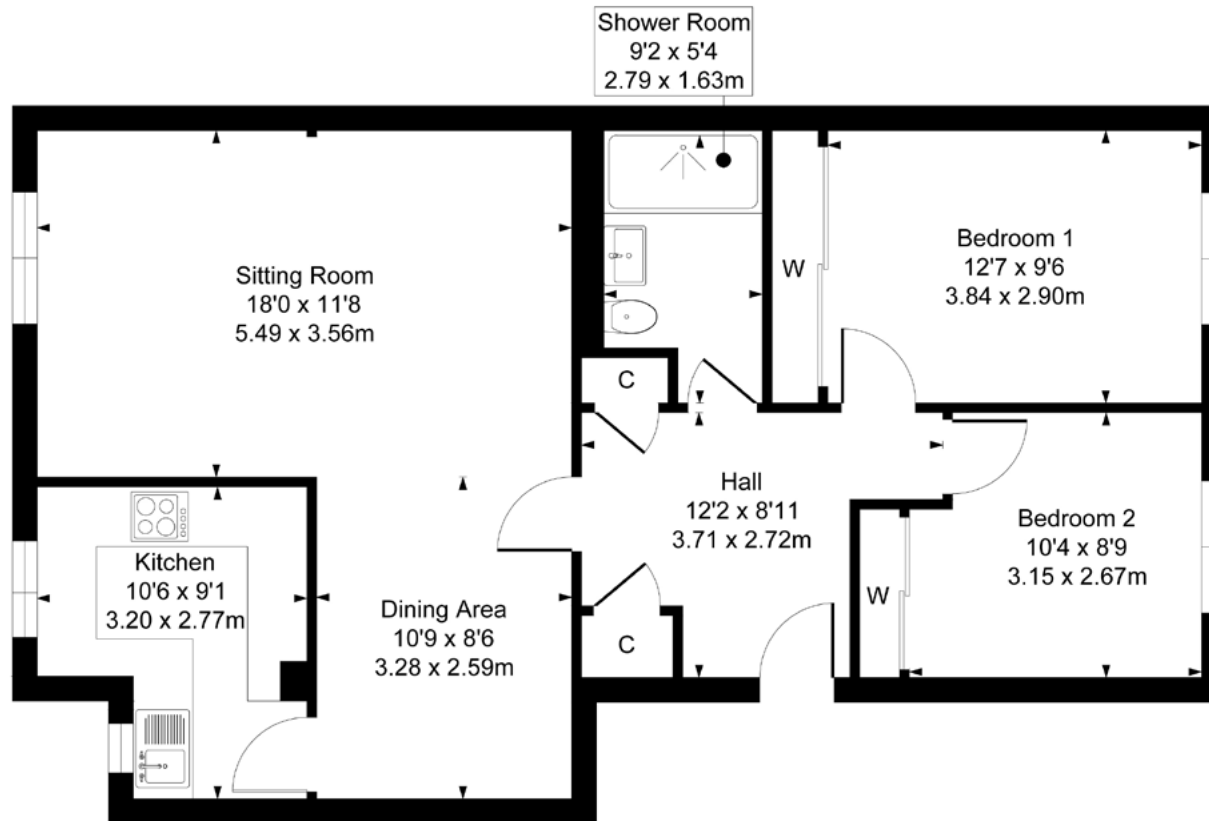






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Approximate Gross Internal Area
771 sq ft - 71.62 sq m



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 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 653