



**38 The Paddock, Busby, G76 8SL**

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## Situation

A hugely popular location, Busby is located approximately 8 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Busby and its neighbouring suburbs of Clarkston and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools including Williamwood and St. Ninians High Schools and is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.







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## Property Description

Seldom available, an upgraded and well presented two bedroom mid terraced villa, set within this popular development located in the sought after conservation area of Busby, close to Busby Train Station and popular East Renfrewshire Schools.

The property affords well appointed and flexible accommodation, upgraded and well maintained by the current owners.

The accommodation comprises:

### **Ground Floor**

Reception hallway. Bright, well presented sitting room overlooking the front garden. French doors connect to a well appointed modern dining size kitchen with a range of wall mounted and floor standing cabinets. French doors afford access to the decked terrace and rear garden.

### **First Floor**

Upstairs there are two bedrooms, both with fitted wardrobes. The stunning, refitted house bathroom, with shower over bath, completes the accommodation. Hatch to loft providing additional storage.

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

Well kept, private gardens to front and rear of the property, with deck terrace, ideal for entertaining.  
Residents parking surrounds the development.





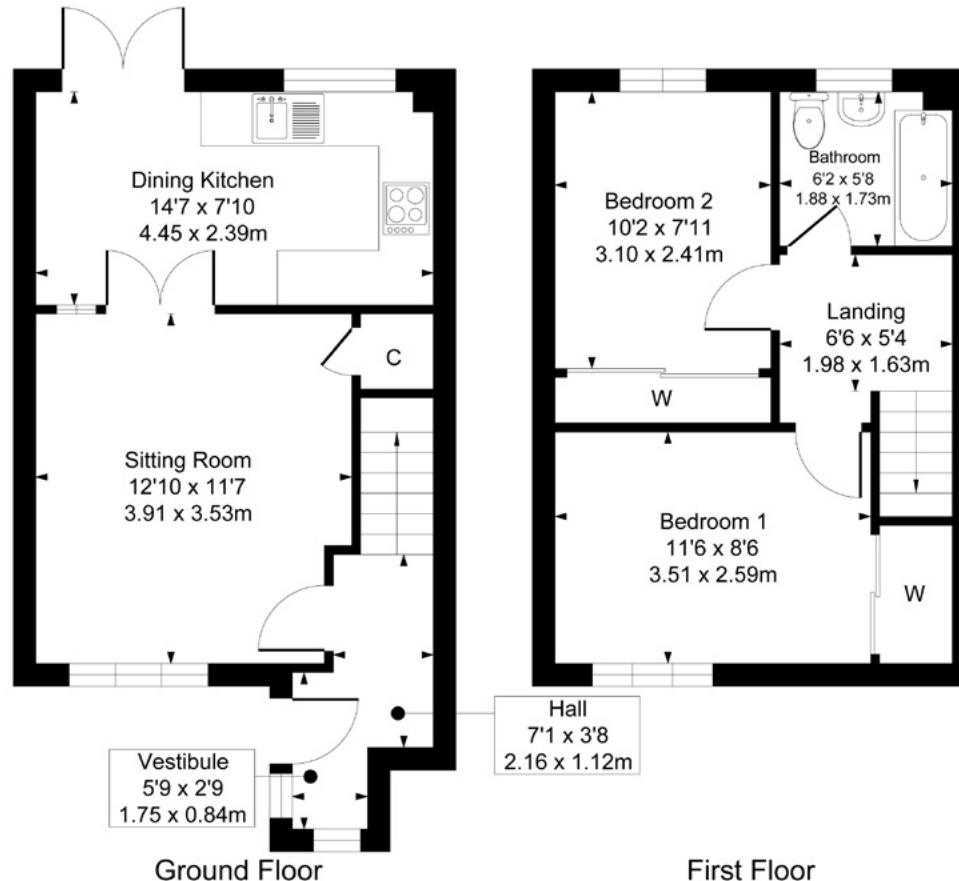






## 38 The Paddock, Busby

Approximate Gross Internal Area  
637 sq ft - 59.17 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 658