



Sheildaig, 9 Floors Road, Waterfoot G76 0EP

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Situation

Waterfoot is set between the villages of Eaglesham and the high amenity suburb of Clarkston and is located approximately 10 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports.

Waterfoot provides semi-rural living with swift access to the neighbouring suburbs of Newton Mearns, Clarkston and the village of Eaglesham.

Newton Mearns and Clarkston 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, David Lloyd Rouken Glen, Bonnyton, Cathcart and Whitecraigs Golf Clubs, Tennis Clubs, as well as 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.









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Property Description

A well presented and upgraded four bedroom detached bungalow set within this popular residential pocket of Waterfoot, enjoying southerly views over open fields and surrounding countryside, close to local amenities and popular East Renfrewshire Schooling.

This family home has been upgraded and well maintained by the present owners and affords flexible accommodation formed over two levels, well designed for family living.

At present the complete accommodation extends to:

Ground Floor: Spacious reception hallway with storage and staircase to upper floor. A bright and well presented bay window sitting room commanding fine views over the surrounding countryside. Refitted and well-appointed dining style kitchen with a range of floor standing and wall mounted units, complementary worktops. French doors to deck terrace and garden. Principal bedroom with a bay window enjoying views towards the open fields to front. Bedroom two, again a double, overlooks the rear garden. Attractively refitted house bathroom.

First Floor: Upper landing providing access to two further double bedrooms and a WC. Bedroom three, with walk in wardrobe. Bedroom four. Good eaves storage.

A particular feature of this family home is the private garden grounds. Enclosed to the rear, with a lawn and deck terrace.

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

A driveway provides off street parking and a garage.

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Approximate Gross Internal Area

Main House 1750 sq ft - 162.58 sq m

Garage 120 sq ft - 11.14 sq m

Total 1871 sq ft - 173.72 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 G

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

Property Reference

3450

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