



**4 Cartside Road, Busby, G76 8QQ**

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## Situation

Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways.

Cartside Road is conveniently located for local shops within Busby and within Clarkston, The Avenue Shopping Centre and Greenlaw Village Retail Park in Newton Mearns.

Busby and Clarkston are acknowledged for their standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services (Busby & Clarkston Train Stations) to Glasgow City Centre, banks, library and health care facilities.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Busby and Clarkston 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 spacious three bedroom mid terrace villa, conveniently located close to local amenities, transport links and highly regarded East Renfrewshire schools.

The flexible accommodation extends to:

**Ground Floor:** Welcoming entrance hallway with storage cupboard and staircase to the upper level. A bright and spacious sitting room. Modern fitted kitchen, with a range of wall mounted and floor standing units, with access the rear garden. A contemporary four-piece family bathroom, completes the ground floor.

**First Floor:** Upper landing giving access to three double bedrooms, including a front-facing principal bedroom and two further well-proportioned double bedrooms.

Additional features include gas central heating, double glazing. The property also benefits from rear gardens, offering great outdoor space.



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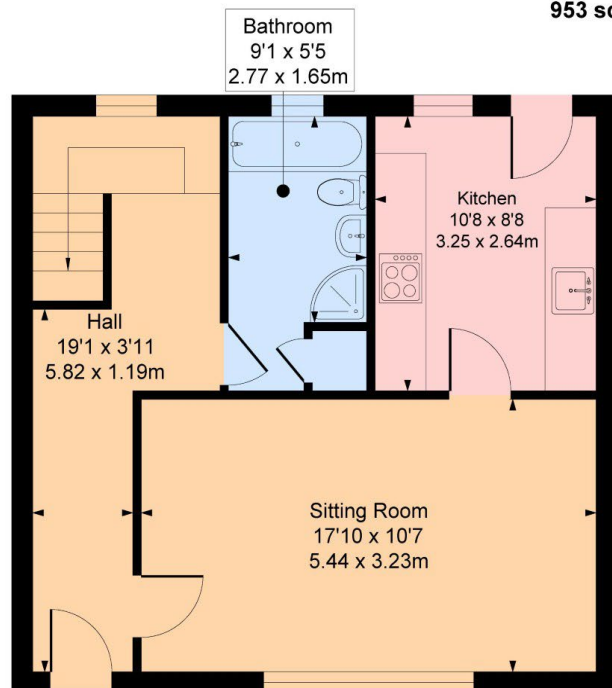






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**4 Cartside Road, Busby**  
Approximate Gross Internal Area  
953 sq ft - 88.53 sq m



Ground Floor



First Floor

**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 B

### Fixtures & Fittings

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

### Energy Efficiency Rating

Band C

### Services

The property is 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

CLA668