



43 Mansefield Crescent, Clarkston G76 7EA

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Situation

Mansfield Crescent is located just a short distance from public transport, local shops, post office and health surgeries at Clarkston Toll and Busby Road.

Clarkston 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.

Clarkston and its neighbouring suburbs of Newton Mearns and Giffnock are acknowledged for its standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Sports and recreational facilities can be found locally to include Nuffield Health club, David Lloyd at Rouken Glen, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. In addition, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston Bowling and Tennis Clubs, Eastwood Theatre and Rouken-Glen Park

In addition, this property sits within the catchments area for the highly reputable Primary and Secondary schools including St Joseph's and Carolside Primary schools and Williamwood and St Ninian's High Schools.









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Property Description

Occupying a popular and highly convenient setting, this beautifully presented semi-detached bungalow offers versatile accommodation arranged over two levels, making it an ideal home for a range of buyers. Ideally positioned close to a host of local amenities and highly regarded schooling, the property combines comfort, practicality and excellent outdoor space.

Ground Floor:

Welcoming reception hallway, bright sitting room. Bedroom four/ office. Well-appointed kitchen features a comprehensive range of wall-mounted and floor-standing units. There is also a generously proportioned principal bedroom and a modern sho fitted with a three-piece suite.

First Floor:

Two further well-proportioned bedrooms, complemented by excellent eaves storage.

Further benefits include gas central heating and double glazing throughout.

There is large basement which provides additional storage space and could be utilised for a variety of potential uses.

Externally, the property boasts beautifully maintained garden grounds, including a patio area that is perfect for outdoor dining and entertaining.

A private driveway to the side provides off-street parking and leads to a single garage, adding further convenience and valuable storage.

A superbly maintained home offering flexible living space, excellent gardens and a highly desirable location.

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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,
electricity, gas and drainage. Gas central heating.

Local Authority

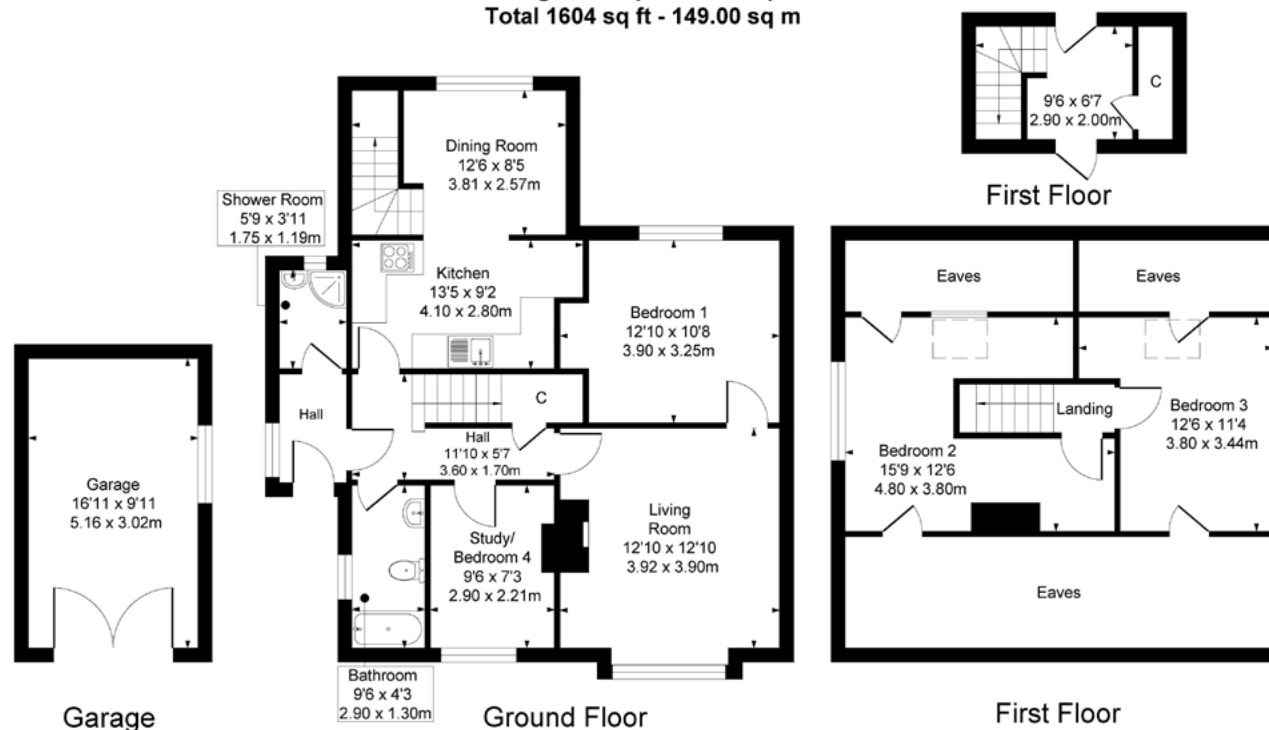
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

CLA721

43 Mansefield Crescent, Clarkston

Approximate Gross Internal Area
Main House 1436 sq ft - 133.40 sq m
Garage 168 sq ft - 15.60 sq m
Total 1604 sq ft - 149.00 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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