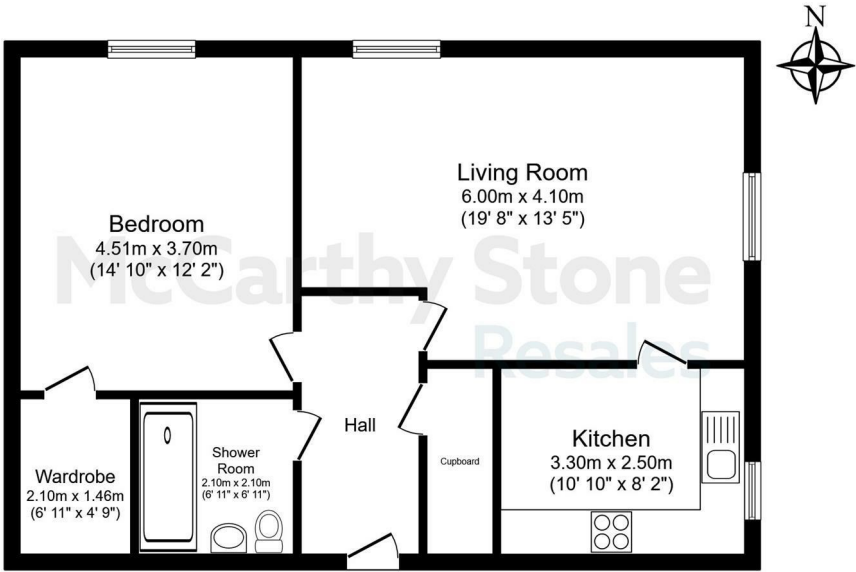
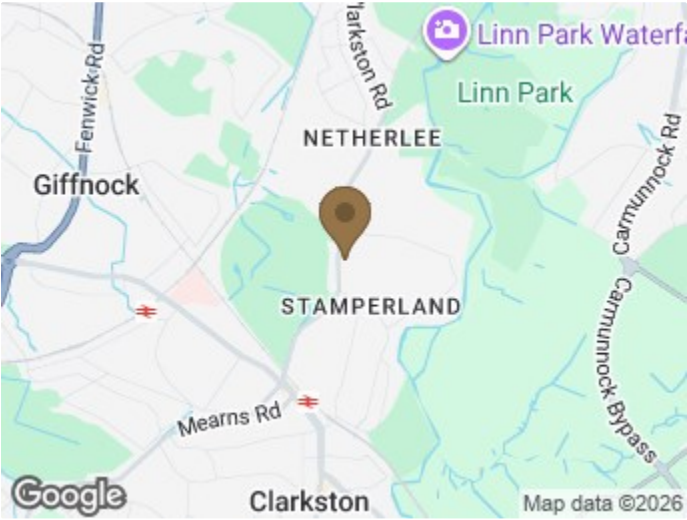




Total floor area 65.8 sq.m. (708 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC



18 The Fairways

823 Clarkston Road, Glasgow, G44 3UZ

1 | 1 | Council Tax: D

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 18 The Fairways could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £168,500
Freehold

Key Features

- Superb large configuration one bed retirement apartment, located on Level 3 (First Floor) benefitting dual aspect
- Beautiful residents' lounge to enjoy coffee mornings and social activities and be part of the community
- House Manager & 24 Hour Care-Line
- Roof Terrace
- Laundry Room & Refuse Store
- Lift to all floor levels
- Attractive landscaped gardens
- Walking distance to local amenities
- Private residents' parking (Permit Scheme)
- Contact Resales for further information or to book a viewing

18 The Fairways, Glasgow

Summary

The Fairways was purpose built by McCarthy & Stone for retirement living. The development consists of just 28 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the shower room.

The development includes a beautiful Homeowners' lounge with kitchen facility, landscaped gardens and roof terrace. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the current fee is £250 per annum with an allocated space, check with the House Manager for availability.

Local Area

The Fairways is situated in an enviable location in the Stamperland area of Clarkston, close to the local shops and Williamwood Golf Club. The main shopping area in Clarkston is located a short distance away on Busby Road and is home to a wide variety of shops, cafes and eateries. Leisure pursuits are well catered for in Clarkston with golf, bowling and tennis clubs all nearby. Transport links in the area are excellent, with bus stops directly outside The Fairways, and Clarkston railway station, on the main line between Glasgow City Centre and East Kilbride, a short journey away.

18 The Fairways

Apartment 18 is located on Level 3 (First Floor) next to the communal stairwell and the lift servicing all floor levels is within easy reach. Directly above you will find the roof terrace to take advantage of the sunny weather.

Entrance Hall

Welcoming entrance hall with a walk-in storage/airing cupboard. Illuminated light switches, smoke detector,

apartment security door entry system with intercom and 24-hour emergency response pull cord system and pendants provided. Doors lead to the living room, bedroom and shower room.

Living Room

Benefitting a dual aspect provides this spacious room with plenty of natural light. There are pleasant elevated views of the local surroundings and the windows are of the tilt and turn style. The room can easily accommodate a dining table and chairs. Ample raised electric sockets, TV and phone points. The partial glazed door leads to the separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer. There is a fitted roller blind, under pelmet lighting and floor level heater.

Bedroom

Generous double bedroom which could also accommodate twin beds, and benefits a walk-in wardrobe with hanging rails, shelving and storage above.

Inclusions & Notes

Inclusions:
Carpets, curtains, blind and integrated appliances. Some items of furniture may be available under separate negotiation.

Services provided:

- Fibre to the Cabinet Broadband - This is part fibre connection (Check <https://www.openreach.com/fibre-checker/standard-broadband> for speeds)
- Mains water and electricity
- Electric room heating (Night Storage)
- Mains drainage

 1 |  1 | Offers over £168,500

Service Charge

Service Charge is £272.50 for the year ending 31/8/2027

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum, Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

