



62 Nethercliffe Avenue, Netherlee, G44 3UL.

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Situation

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

This property is conveniently located for Clarkston Road & Clarkston Toll amenities including transport links, local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston and Giffnock Tennis Clubs, Linn Park and Rouken-Glen Park voted Best Park in the UK in 2016.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including St Ninian's and Williamwood High Schools.









Nicol Estate Agents Property Description

Seldom available, a well presented three bedroom/two public room traditional semi detached bungalow, located within this popular residential enclave only a short distance to local shops and nearby transport links on Clarkston Road and first class East Renfrewshire Schooling.

Occupying an elevated position, with a generous southerly facing rear garden, the property has been well maintained and affords flexible accommodation over two levels.

The accommodation comprises:

Ground Floor: Welcoming reception hall with storage and staircase to upper floor. Well presented bay window sitting room with fireplace, with elevated aspects to the front. Bay window family/dining room overlooking the rear garden. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktops. Open plan to conservatory, affording access to rear garden. Bedroom two with window to front and stained and leaded glass window to side. House family bathroom.

First Floor: Upper landing with storage. Bedroom two commanding elevated views to the front. Bedroom three completes the accommodation.

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

A particular feature of this property is the well kept and colourful garden grounds. The rear garden is enclosed with terrace and lawn, ideal for entertaining and enjoys a sunny south westerly orientation. The gardens would allow further development, subject to the relevant consents.

The home report can be viewed and downloaded from the Onesurvey website: www.onesurvey.org

Please follow the instructions.

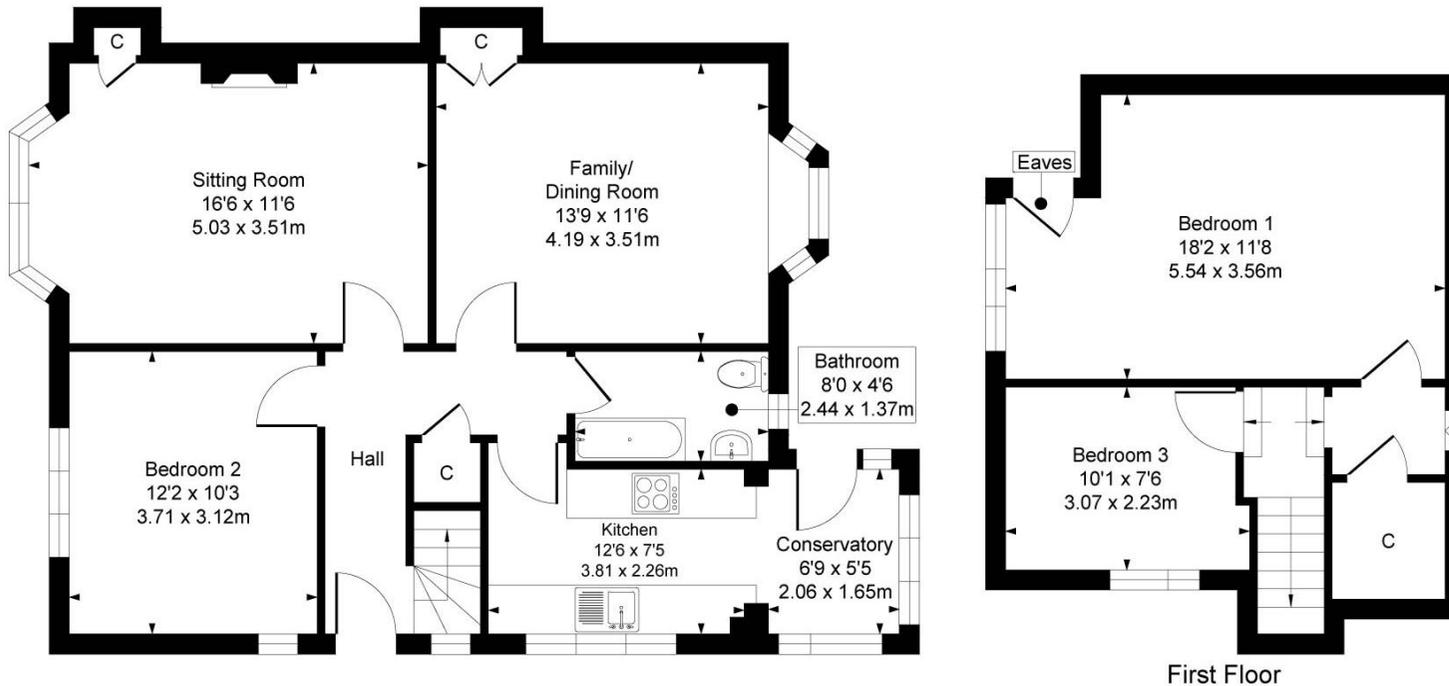
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Approximate Gross Internal Area
1095 sq ft - 101.72 sq m



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
Clarkston

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 D

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

CLA659