



**15 Mellerstain Drive, Glasgow, G14 0LJ**

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## Situation

Mellerstain Drive is conveniently positioned for local amenities and access to schools, shops and public transport.

A variety of recreational attractions are within easy reach including Knightswood Golf Course, Scotstoun Sports Centre, Omniplex Cinema and Great Western Golf Range and Shopping centres at Clydebank. Great Western Retail Park and Anniesland are approximately 10 minutes by car.

The property is just a short drive from Great Western Road and Dumbarton Road which provide easy access to Glasgow, the Erskine Bridge and M8 motorway network. Nearby, the new Renfrew Bridge has significantly reduced journey times to Queen Elizabeth hospital, Braehead Shopping Centre and Glasgow Airport.









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## Property Description

A well presented two bedroom semi detached villa, conveniently located for a host of local amenities, transport links and shopping facilities.

The flexible accommodation extends to:

**Ground Floor:** Welcoming entrance hallway with staircase to the upper level. A bright and spacious sitting room with under stair storage. Modern fitted kitchen, with a range of wall mounted and floor standing units, with access the rear garden.

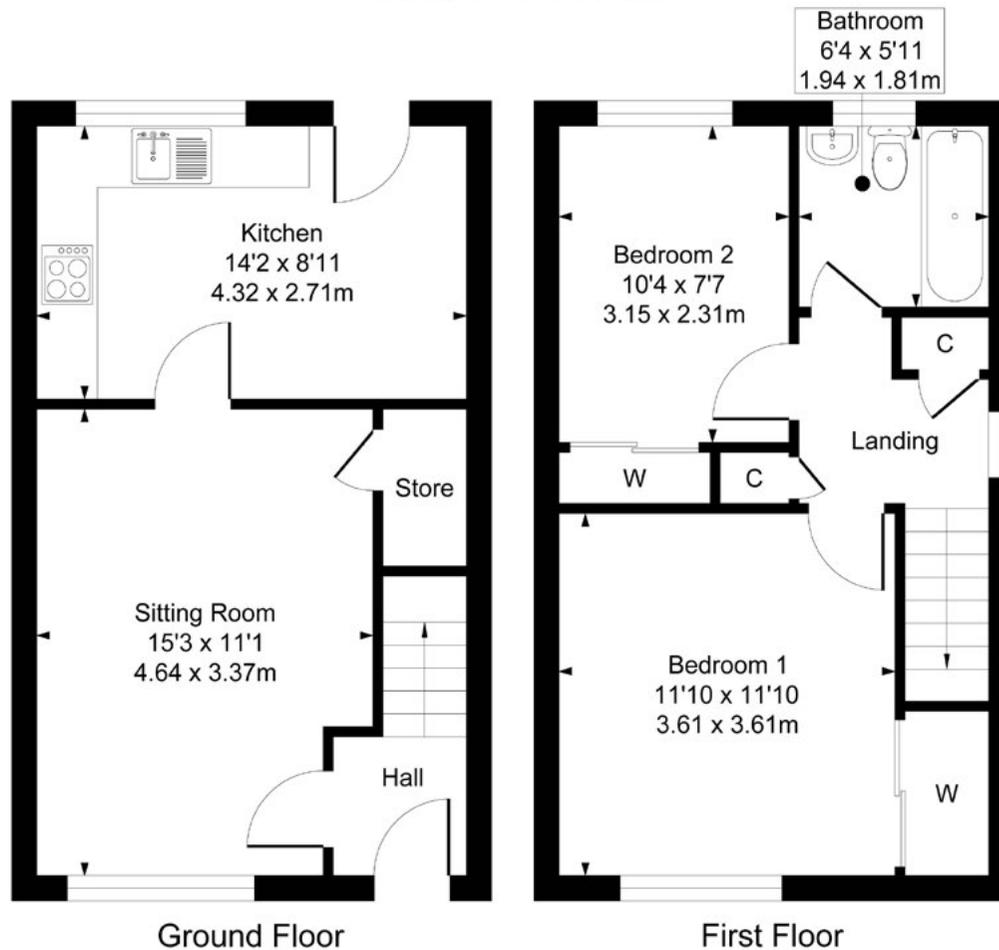
**First Floor:** Upper landing giving access to two double bedrooms, both with fitted wardrobe space. A newly fitted three piece bathroom, completes the overall accommodation.

Additional features include gas central heating and double glazing. The property also benefits from rear gardens, offering great outdoor space and a driveway to the side of the property.





**15 Mellerstain Drive**  
 Approximate Gross Internal Area  
 694 sq ft - 64.47 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 D

**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, 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**

CLA655