



Flat 1/1 7 Main Street, Busby G76 8DS

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Situation

Busby and the neighbouring suburbs of Clarkston and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private Bowling and Tennis clubs, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

A hugely popular location, Busby is located approximately 8 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

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









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Property Description

An upgraded and well presented traditional preferred first floor flat, ideally located close to local amenities and Busby Train Station.

The accommodation comprises:

Communal entrance with security door entry. Welcoming reception hallway with storage cupboard. A bright and well presented sitting room with views over Main Street. Well appointed, refitted kitchen with a range of wall mounted and floor standing units. Double bedroom to front. A modern three piece shower room completes the accommodation.

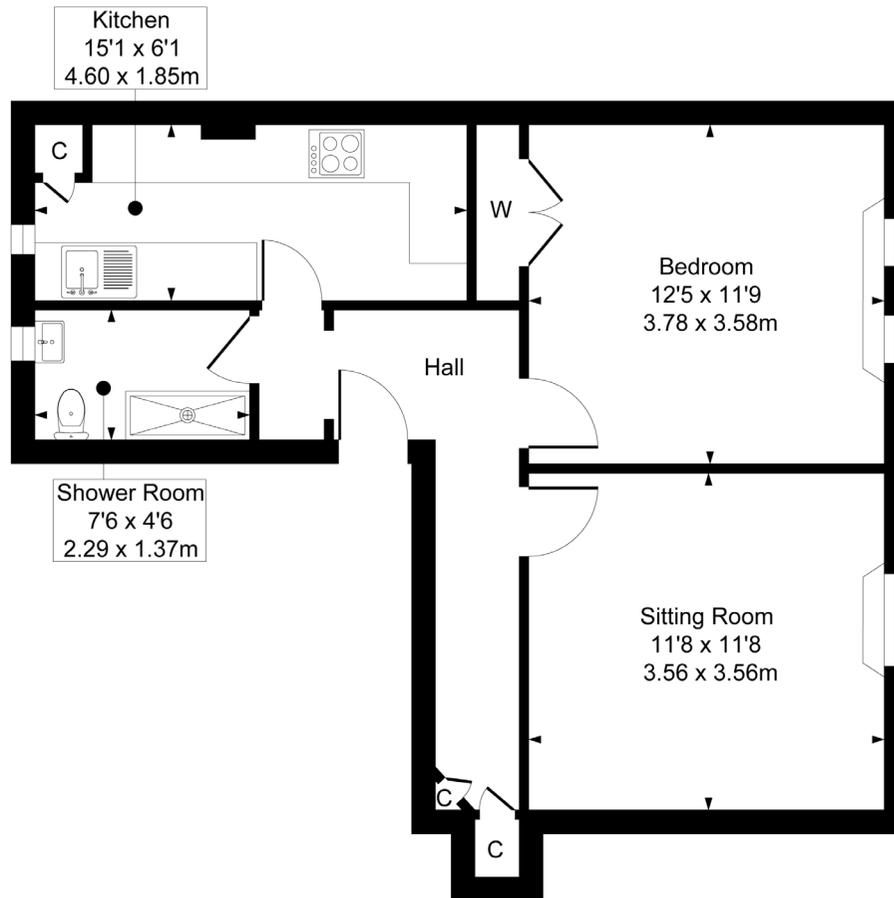
Additional features include gas central heating and double glazing. The property also benefits from communal rear gardens.

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Approximate Gross Internal Area
529 sq ft - 49.14 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 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 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

CLA 663

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