



40 Orchy Gardens, Clarkston, Glasgow G76 8NB

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Situation

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 & the Glasgow Southern Orbital.

Clarkston and its neighbouring suburbs of Busby, 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 Greens Health Club, 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 highly reputable Primary and Secondary Schools.













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Property Description

A two bedroom mid terraced villa, situated in a cul de sac setting, conveniently located for local amenities and transport links.

The accommodation comprises:

Ground Floor: Welcoming reception hallway with staircase to upper floor. Bay window sitting room with dining area. Kitchen with a full complement of floor and wall mounted cabinets and complementary worktop surfaces and large under stair storage cupboard. Back door access to rear gardens.

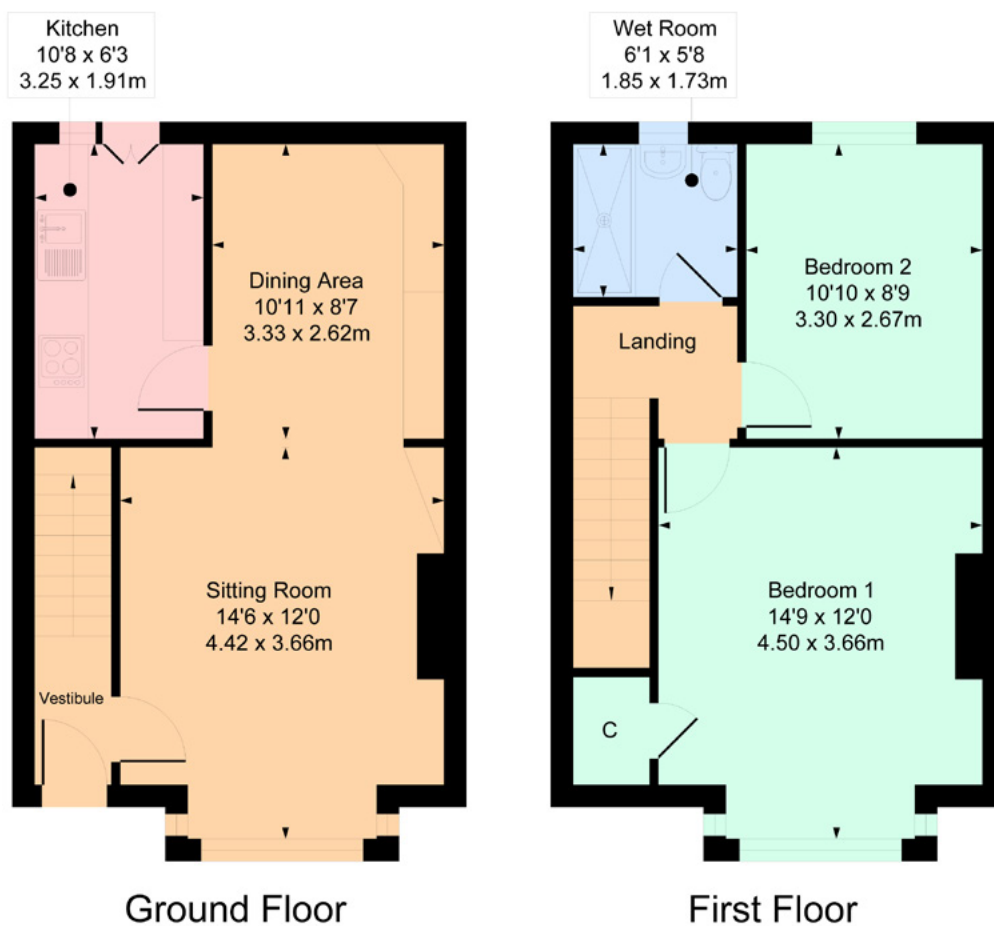
First Floor: Bedroom one with cupboard space. Bedroom two to rear and access to floored attic from landing. Family bathroom with three piece suite.

The property is further complemented by gas central heating and double glazing. To the rear of the property is a paved terrace and a gate leading to an access lane for the bins. On street parking provided to the front of the property.

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Approximate Gross Internal Area 748 sq ft - 69.49 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
Newton Mearns

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 C

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

CLA593