



63 Hillview Drive, Clarkston G76 7JQ

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Situation

Clarkston is 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.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Clarkston & Giffnock tennis clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

This popular suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital. Clarkston is considered one of the primary residential suburbs on the south side of Glasgow.

Hillview Drive is conveniently located for access to Clarkston Toll shops and amenities, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns. In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.





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Property Description

Seldom available, a well presented three bedroom semi detached villa, located within this sought after pocket of Clarkston, close to local amenities and transport links.

The property has been well maintained and provides flexible accommodation comprising:

Ground Floor: Reception hallway with staircase to side and under stair storage. A spacious bay window sitting room overlooks the front of the property. Open plan dining area overlooks the well maintained gardens to rear. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces.

First Floor: Upper landing. Bay window bedroom with fitted wardrobes, with views to Glasgow City and beyond. Two further bedrooms both with fitted wardrobes. A shower room with three piece suite, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Gardens to front and rear of the property.

A driveway to the side of the property provides off street parking and leads to a detached single garage.

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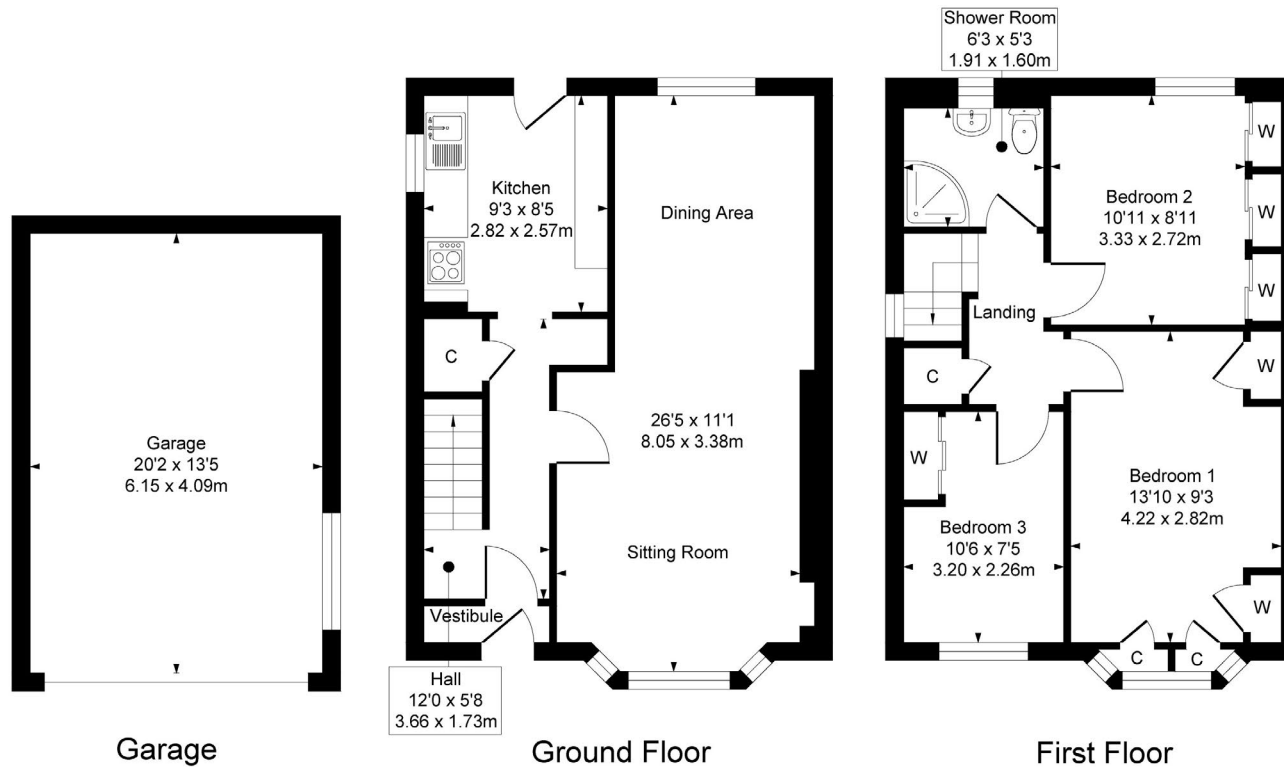
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Approximate Gross Internal Area

Main House 896 sq ft - 83.24 sq m

Garage 271 sq ft - 25.17 sq m

Total 1167 sq ft - 108.41 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

CLA 698