



**44 Woodbank Crescent, Clarkston G76 7DR**

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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.

Woodbank Crescent, is conveniently located for local shops at Williamwood and also 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 and extended three bedroom semi detached villa, located within this highly 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 cloaks and WC. Commodious bay window sitting room with overlooking the front. Dining room overlooking the rear gardens which has stunning views towards the Campsie Fells. Well appointed kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Utility room.

**First Floor:** Three double bedrooms and a modern three piece shower room.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds. Driveway proving parking for several cars.











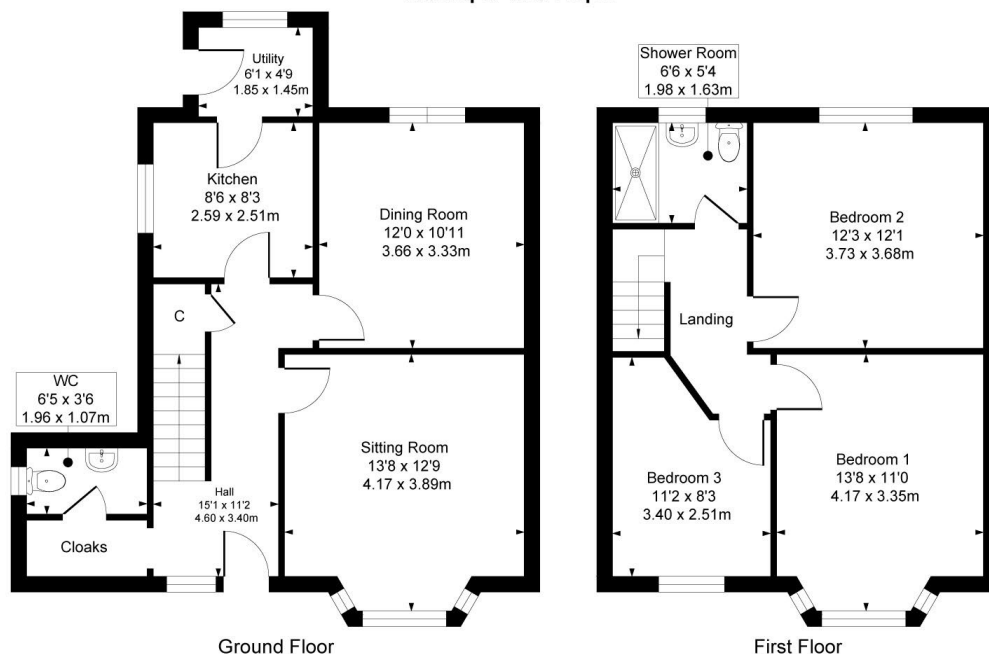


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### 44 Woodbank crescent, Clarkston

Approximate Gross Internal Area

1054 sq ft - 97.91 sq m



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plushplans

**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 B

#### Services

The property is 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

CLA664

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