



45 Orchy Gardens, Clarkston 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 & 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 Nuffield Health club, Cathcart, Williamwood and Whitecraigs golf clubs, Clarkston bowling and tennis Clubs, Eastwood Theatre and Rouken-Glen Park, voted Best Park in the UK in 2016.

In addition, this property sits within the catchments area for highly reputable Primary and Secondary Schools and is within easy reach of various pick up points for Glasgow's other private schools.







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Property Description

A well presented extended two bedroom mid-terraced villa, extremely well placed for local amenities within the surrounding district.

The accommodation comprises:

Ground Floor: Reception hallway with staircase to upper floor. Bright and spacious bay window sitting room with views onto the front gardens. Dining area which is open plan through to the modern fitted kitchen, which has a range of floor and wall mounted units, with access to rear gardens.

First Floor: Bedroom one to front, bedroom two to rear with fitted wardrobes and family shower room with three piece suite. It should be noted that there is great sized attic room, which could be used for a variety of purposes.

The property benefits from driveway to the front and provides off street parking. The property is further complemented by gas central heating and double glazing and private rear gardens.

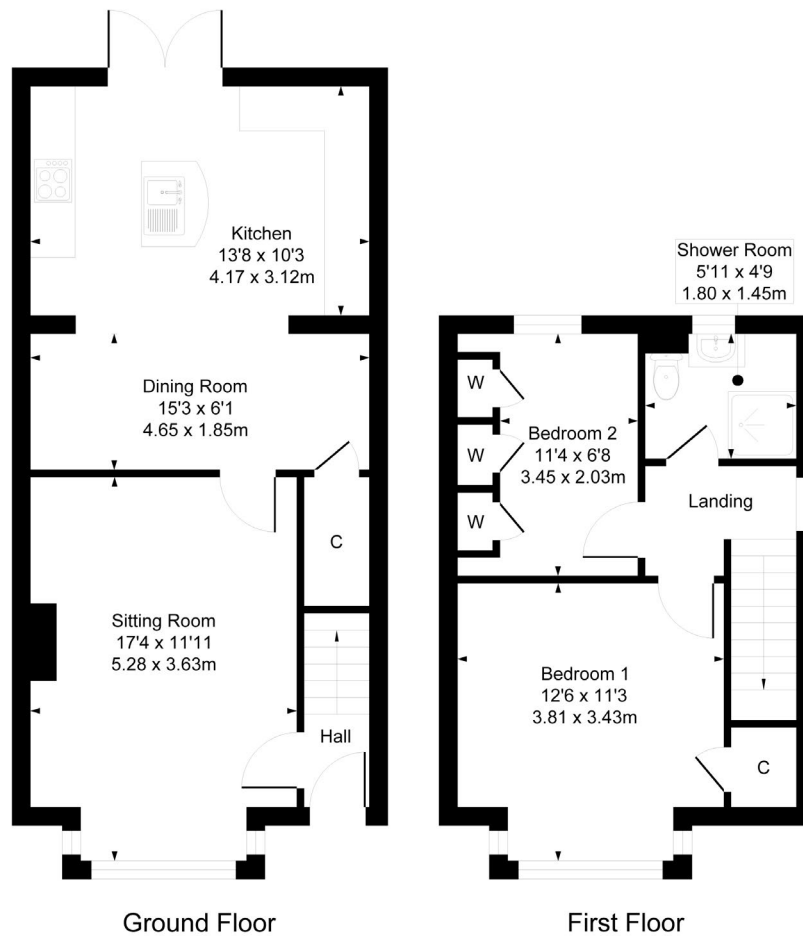
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Approximate Gross Internal Area
846 sq ft - 78.59 sq m



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 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

CLA695

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