



72 Greenwood Road, Clarkston, G76 7JS
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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 thoughtfully extended three bedroom semi detached villa, located within this highly sought after pocket of Clarkston, close to all local amenities and transport links.

The property has been well maintained and provides flexible accommodation over two levels, and comprises of:

Ground Floor: Reception hallway with cloaks and storage off. Bright and spacious bay window sitting room with fireplace. Wonderful dining kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces, overlooking the rear gardens. Dining room. Three piece shower room and utility room.

First Floor: Three bedrooms and a modern three piece shower room. Attic space, providing additional storage space.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds. Driveway, providing off street parking.

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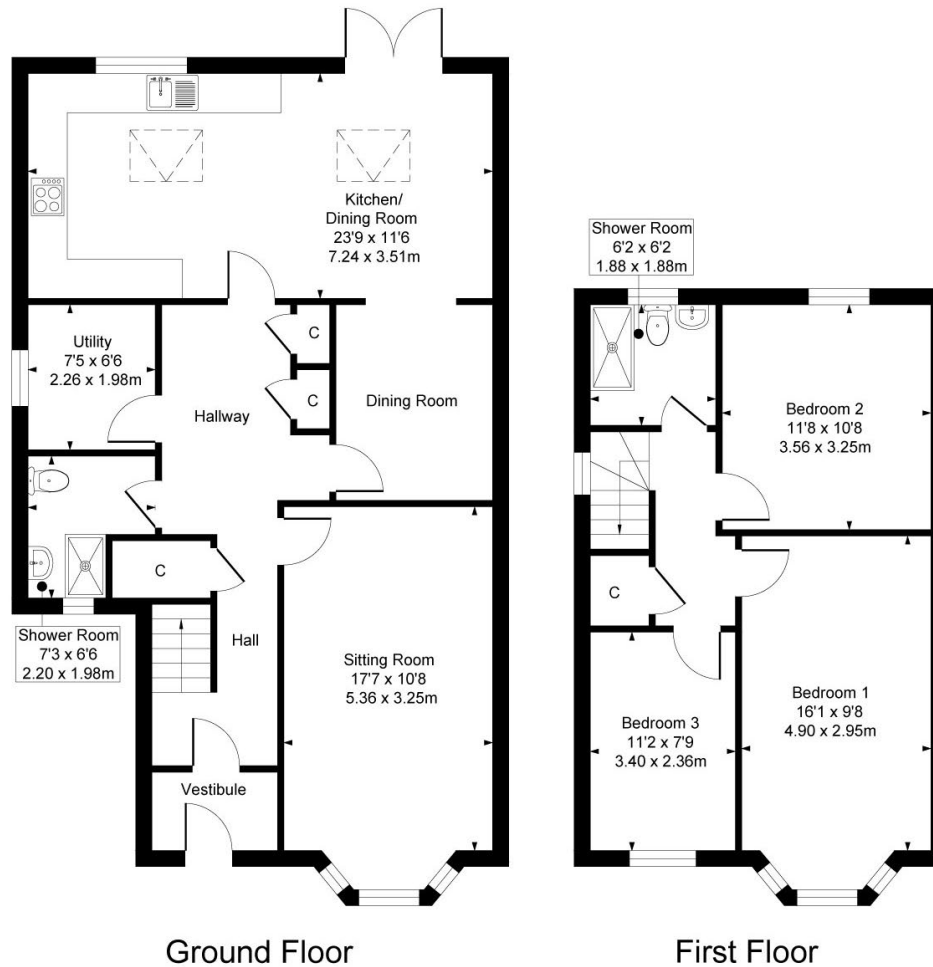




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Approximate Gross Internal Area

1369 sq ft - 127.18 sq m



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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

CLA979

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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