43 The Paddock, Busby, G76 8SL

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Situation

A hugely popular location, Busby is located approximately 8 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Busby and its neighbouring suburbs of Clarkston and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools including Williamwood and St. Ninians High Schools.

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Property Description

Seldom available, two bedroom mid terraced villa, set within this popular development located in the sought after conservation area of Busby, close to Busby Train Station and popular East Renfrewshire Schools.

The property comprises:

Ground Floor: Reception hallway. Bright, well presented sitting room overlooking the front garden. French doors connect to a dining size kitchen with a range of wall mounted and floor standing cabinets. Access to rear garden.

First Floor: Upstairs there are two bedrooms, both with wardrobes. The house bathroom, with shower over bath, completes the accommodation. Hatch to loft providing additional storage.

The property is further complemented by gas central heating and double glazing. Well kept, private gardens to front and rear of the property, ideal for entertaining.

Residents parking surrounds the development.

W.E.ROBERTS

Clementoni

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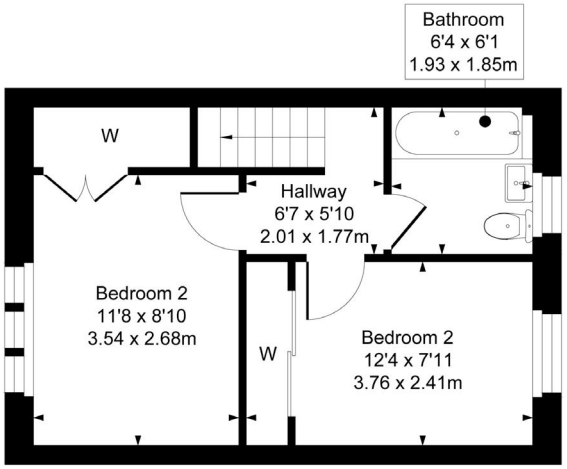
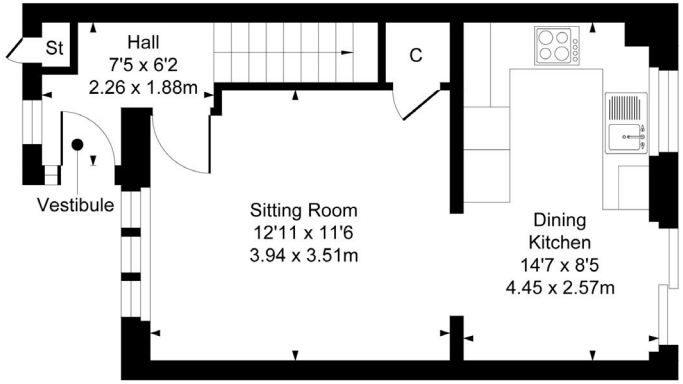
Approximate Gross Internal Area
664 sq ft - 61.68 sq m



First Floor



Ground Floor

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 C

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 696