



Apartment 24 Aidan's View, 1 Aidan's Brae, Clarkston

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### Situation

Aidan's Brae is a small development, located quietly and conveniently off the Mearns Road, close to Clarkston Toll.

A hugely popular suburb, Clarkston 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.

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, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston bowling and tennis club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.





## Description

A well presented and well maintained first floor retirement flat, set within a much admired and most convenient modern McCarthy & Stone development, built in 2009, located just a short walk from public transport, local shops, post office and health surgeries on Busby Road.

When entering the apartment block, the entrance foyer offers residents' a range social areas, including: a beautifully maintained residents' lounge and a separate laundry room. There is elevator access to all floors and all apartments are accessed via broad well-kept and illuminated hallways.

The accommodation comprises:

Reception hall with ample storage. Sitting/ dining room with views to the front of the development. Well-appointed separate kitchen with a range of floor and wall mounted cabinets. Bedroom one with fitted wardrobes. Bedroom two, again of double proportion. Shower room. There is a house manager service and emergency pull cords throughout the apartment.

The property is further complemented by double glazing, electric heating, secure entry system, well maintained landscaped communal garden grounds and private resident's parking facilities. In addition, there is a guest suite for visiting family members and a laundry room.

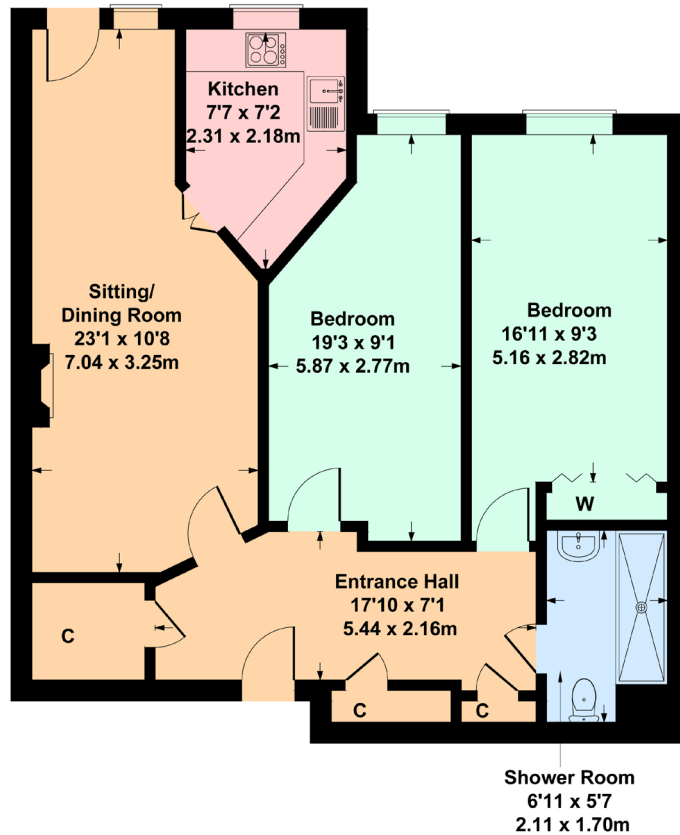


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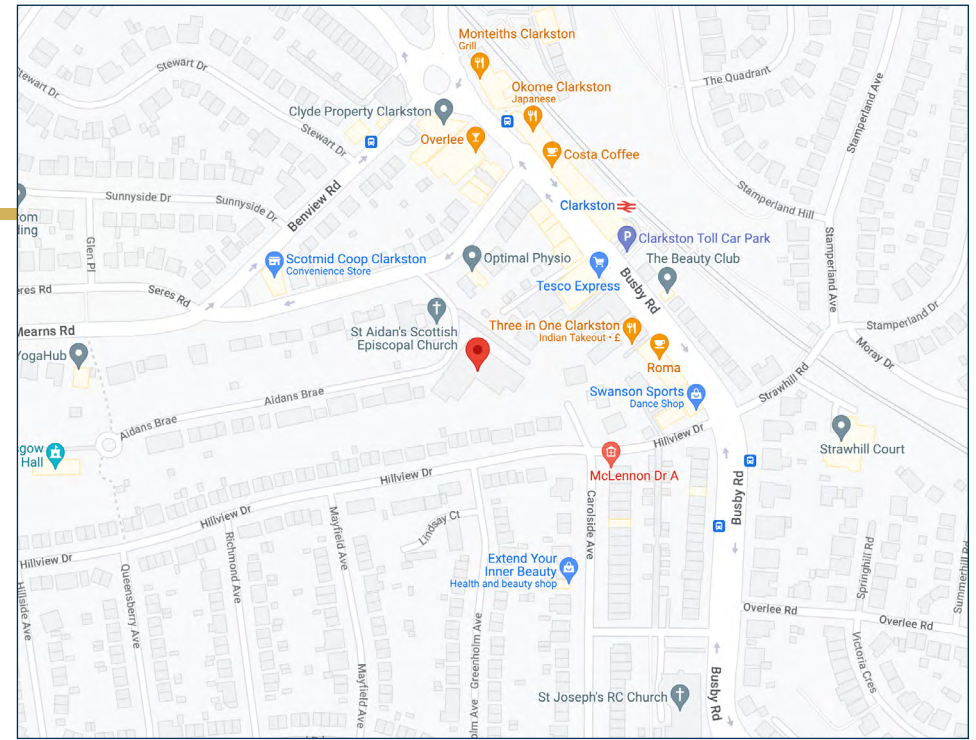
Approximate gross internal area 878 sq ft - 82 sq m



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, produced by Potterplans Ltd. 2023

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



### Viewing

By appointment through  
Nicol Estate Agents  
1 Helena Place  
Clarkston G76 7RB  
Telephone 0141 638 4541  
clarkston@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Band E

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band B

### Services

The property will be supplied by mains water and electricity. Electric heating.

### Local Authority

East Renfrewshire Council  
Council headquarters  
Eastwood Park, Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Property Reference

CLA417

1 Helena Place, Clarkston G76 7RB

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