



137 Eastwoodmains Road, Clarkston

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Clarkston and the neighbouring suburbs of Giffnock and Newton Mearns are acknowledged for their 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. This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is well placed for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

The property is within walking distance of Clarkston Train Station, local shops, supermarkets and restaurants at Clarkston Toll. Giffnock village, The Avenue Shopping Centre and the Greenlaw Village Retail Park, are only a short drive away.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock health clubs, as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools including Williamwood and St Ninians High Schools.







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## Description

A well presented and spacious, four bedroom mid terraced villa, located in this popular residential neighbourhoods, close to local amenities, transport link and first class schooling.

The property affords flexible accommodation formed over three levels, well designed for family living.

At present the complete accommodation extends to:

**Ground Floor:** Entrance vestibule. Welcoming reception hall with staircase to upper accommodation. Generously bay window sitting room with a feature fireplace. Dining room, leading to the well appointed and refitted kitchen, fitted with a range of floor and wall mounted cabinets and complementary worktop surfaces. The kitchen affords access to the rear garden.

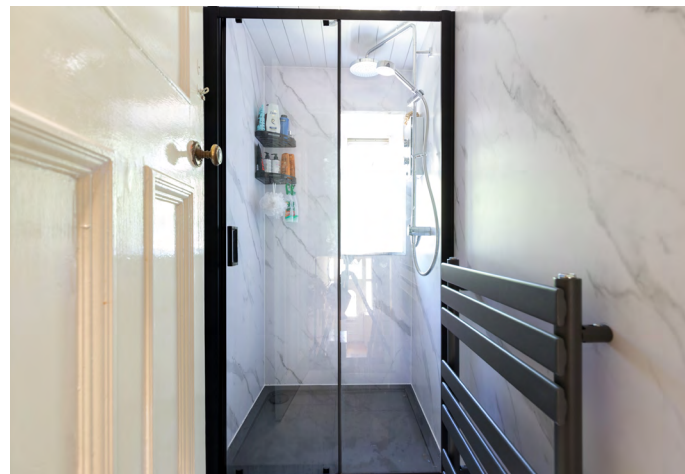
**First Floor:** Bay window, bright bedroom one. Bedroom two and bedroom three. House bathroom with three piece suite. Separate shower room completes the first floor accommodation.

**Attic Floor:** Further bedroom, with an ensuite WC. The attic has further development potential, subject to the relevant consents.

The property is complemented by gas central heating, double glazing and well kept gardens. Lawn and terrace to the rear, ideal for entertaining.













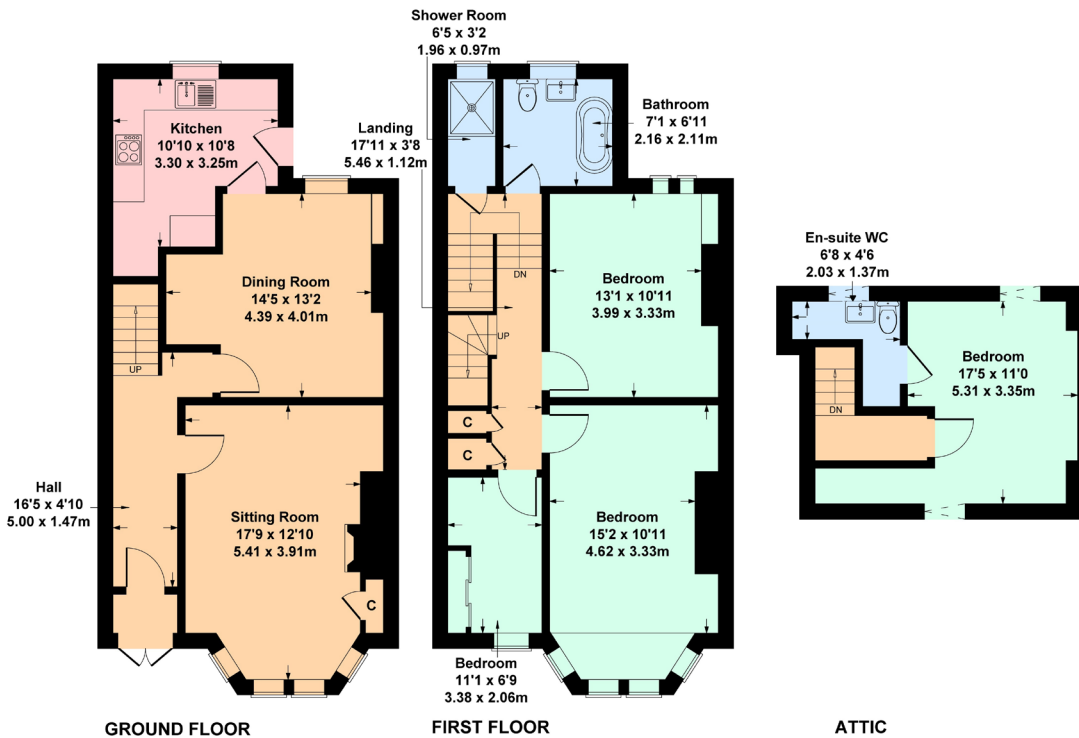
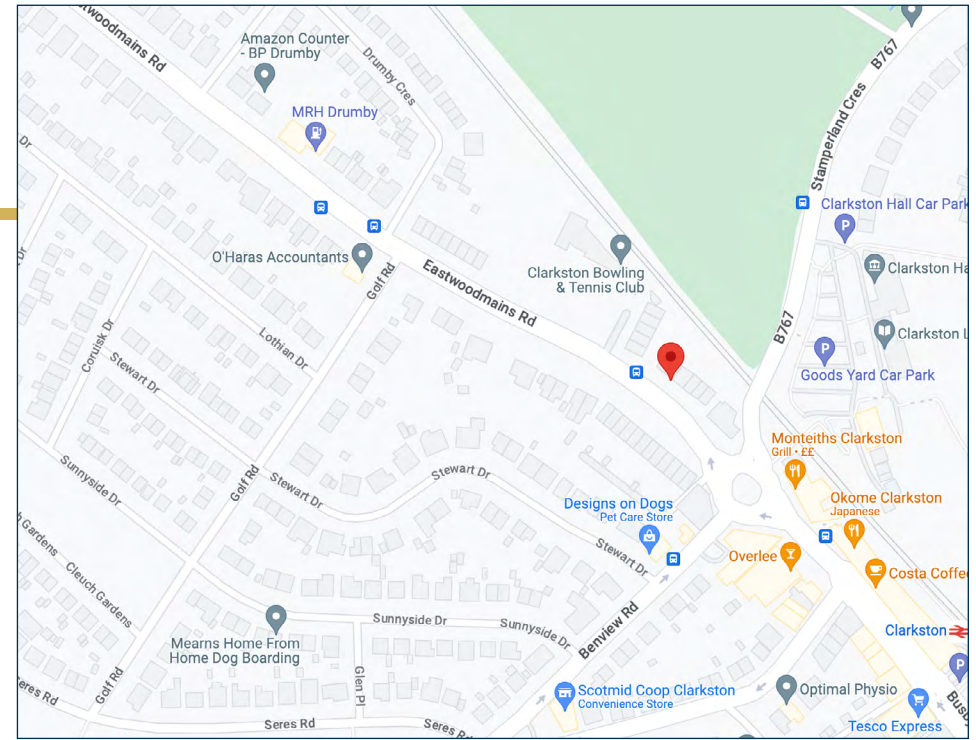


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## 137 Eastwoodmains Road, Clarkston G76 7HB

Approximate gross internal area 1,493 sq ft - 139 sq m



### 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 C

### Services

The property will be 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 CLA430

#### 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.

1 Helena Place, Clarkston G76 7RB

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