



97 Greenwood Road, Clarkston G76 7JU

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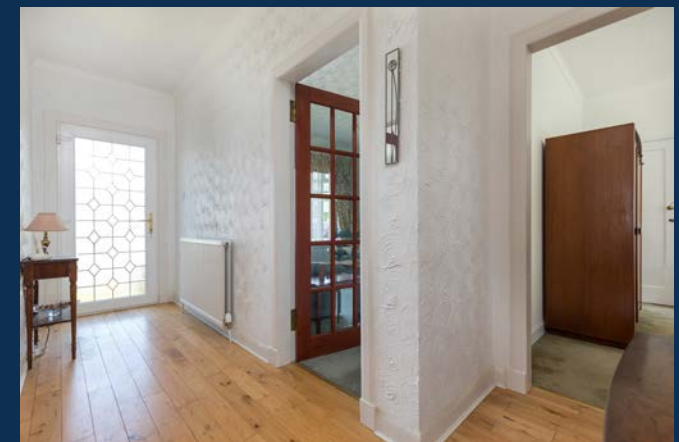
## Situation

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.

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 & the Glasgow Southern Orbital. Clarkston is considered one of the primary residential suburbs on the south side of Glasgow.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Greenwood Road is conveniently located for 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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## Description

A well presented three bedroom/ three public room detached bungalow, set within well kept gardens, located within this continually popular residential area, close to local amenities, first class schools and transport links.

The property has been well maintained and provides flexible accommodation comprising:

Ground Floor: Reception hallway. Generous bay window sitting room with fireplace and living flame fire. Family room with fireplace. Dining room. Well appointed kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and provides access to a rear porch and in turn the garden. Bedroom one overlooks the rear garden. An attractively refitted shower room completes the ground floor.

First Floor: Bedroom two with walk in cupboard. Bedroom three with fitted wardrobes and storage cupboard.

The property is further complemented by gas central heating, double glazing, driveway to the side affords off street parking and leads to a tandem garage.

A particular feature of this property is the well kept, cared for garden grounds.









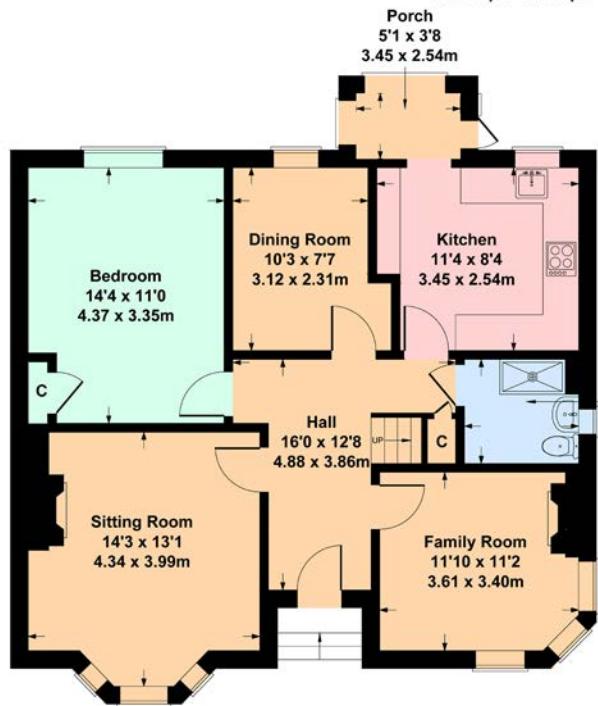


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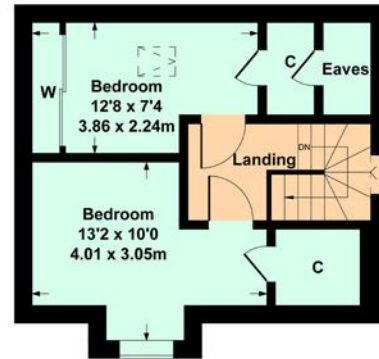


## 97 Greenwood Road Clarkston G76 7XP

Approximate gross internal area 1139 sq ft - 106 sq m



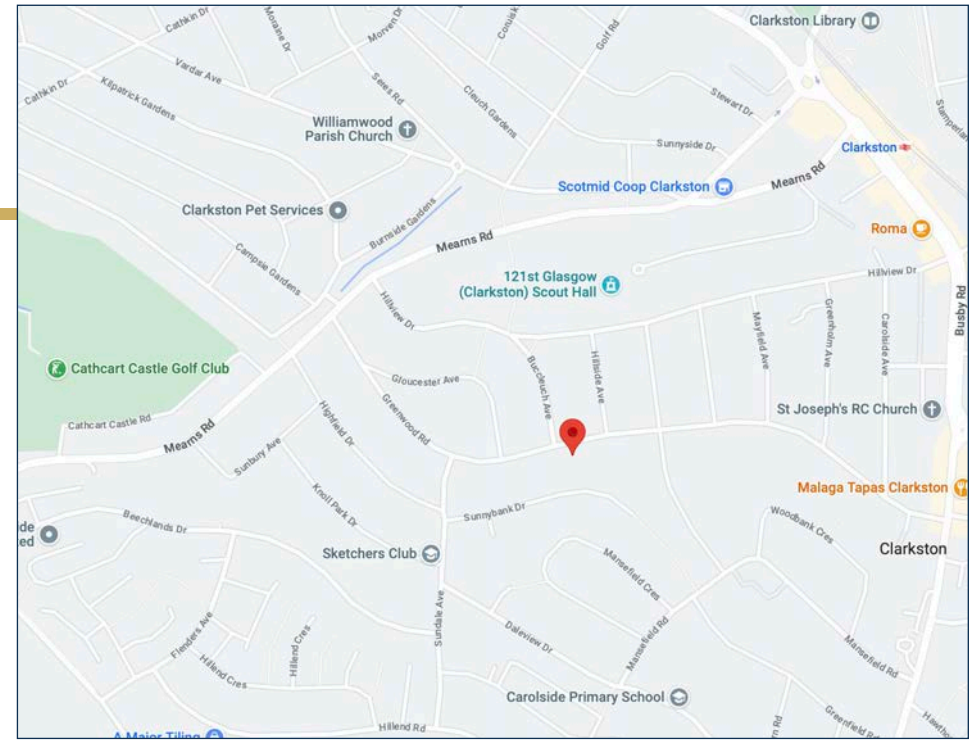
**Shower Room**  
6'5 x 5'10  
1.96 x 1.78m



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  
Council Tax Band: F

### 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 is 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 CLA 434

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