



9 Aidans Brae, Clarkston

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

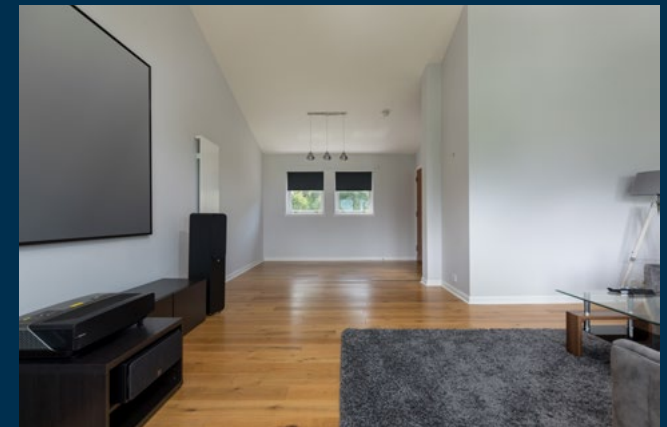
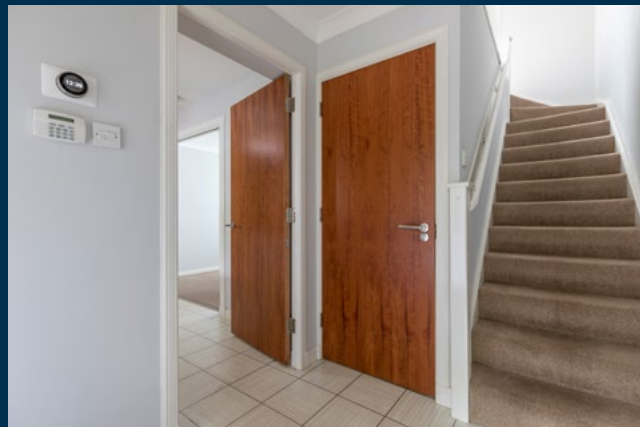
Situation

Aidans Brae is a small development of only 28 homes, located quietly and conveniently off the Mearns Road, close to Clarkston Toll and was constructed by MacTaggart & Mickel in 2008.

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, 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 and is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.









Description

A well presented two bedroom townhouse set within this popular MacTaggart & Mickel development, close to Clarkston town centre, commanding views over the surrounding area and towards the Campsie Hills.

Internally the property extends to around 1,308 Sqft (122 Sqm) and provides flexible accommodation, well-proportioned throughout, formed over three levels.

The accommodation comprises:

Ground Floor: Reception hallway with guest WC. Well appointed kitchen with a full complement of wall mounted and floor standing units, coordinated worktops and integrated appliances. Recessed sliding doors, affording access through to a dining/family room. Door leads to a patio. There is also a separate utility room.

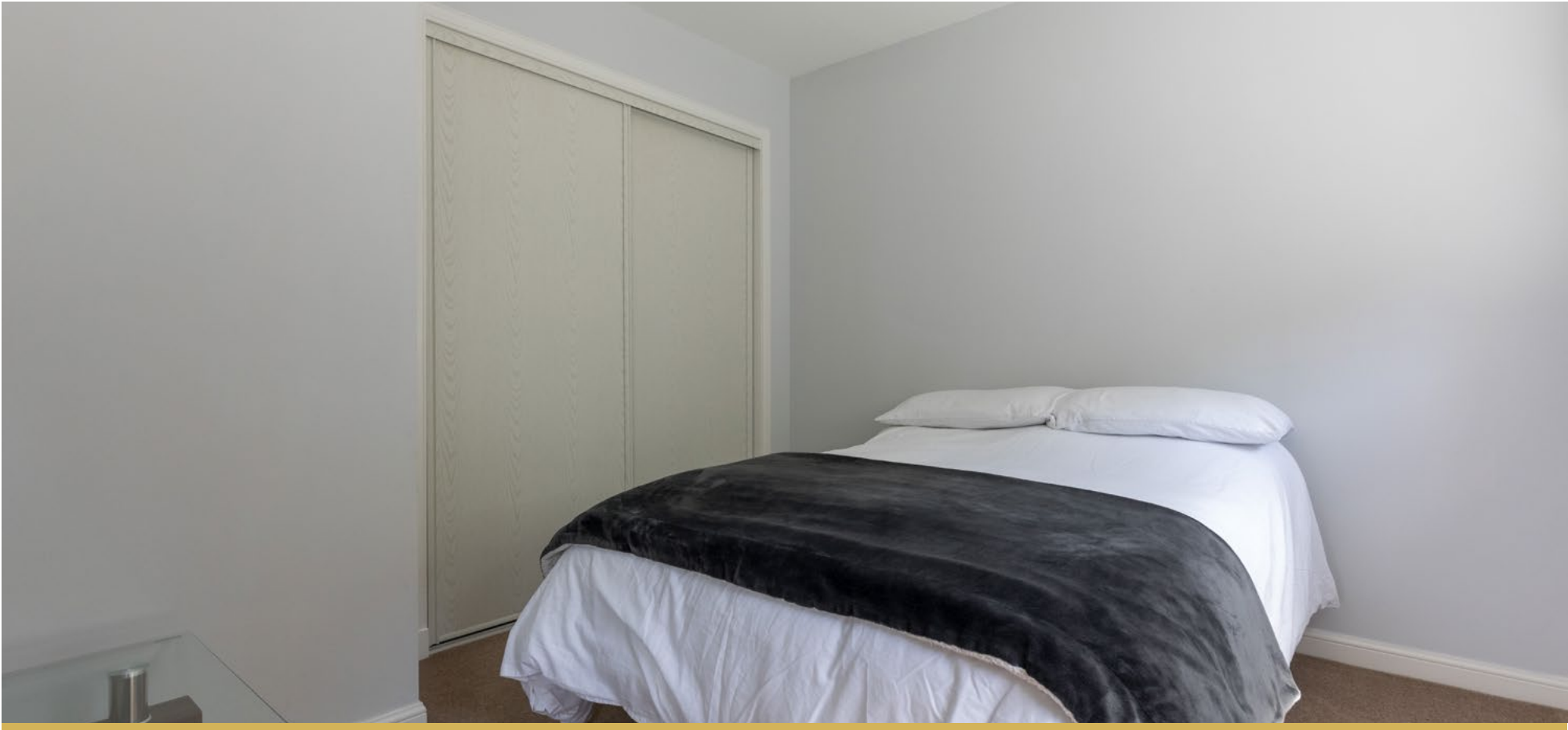
First Floor: Two double bedrooms, with the principal bedroom having an ensuite bathroom. Both bedrooms benefit from fitted wardrobes. Shower room. Access to a private terrace and rear garden.

Second Floor: Bright and spacious combined sitting room and dining space with impressive high sloping ceilings and full breadth windows affording views towards the Campsie Hills. Secondary kitchen with a range of floor and wall mounted cabinets and sink.

Well kept landscaped garden to rear. The grounds provide privacy and shelter with a lawn and terrace, ideal for entertaining. The property is further complemented by gas central heating and double glazing. A driveway to the front provides parking for two cars.











Nicol Estate Agents

www.nicolestateagents.co.uk

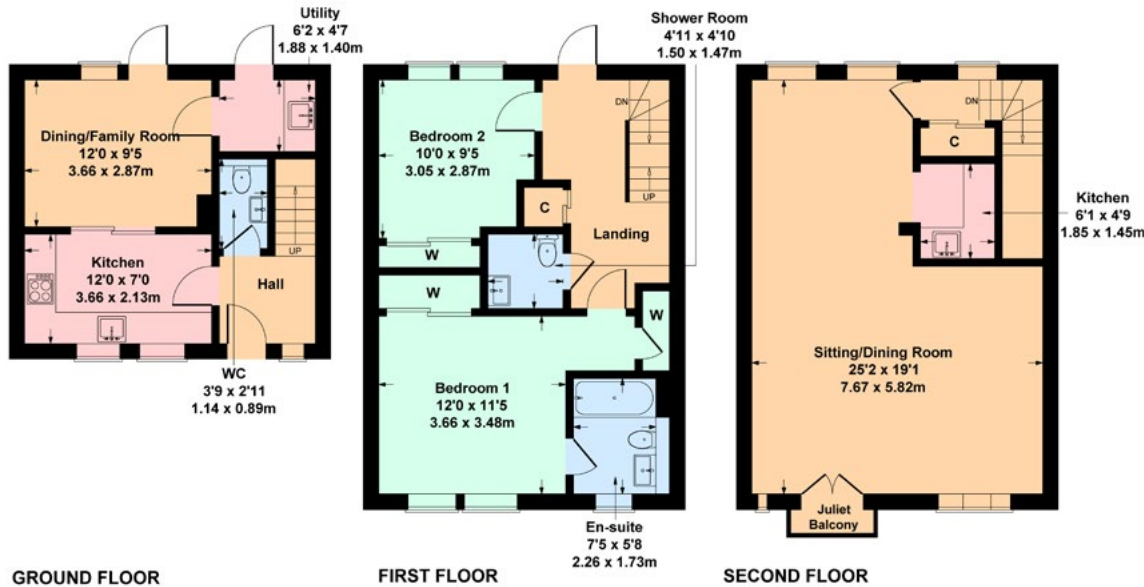
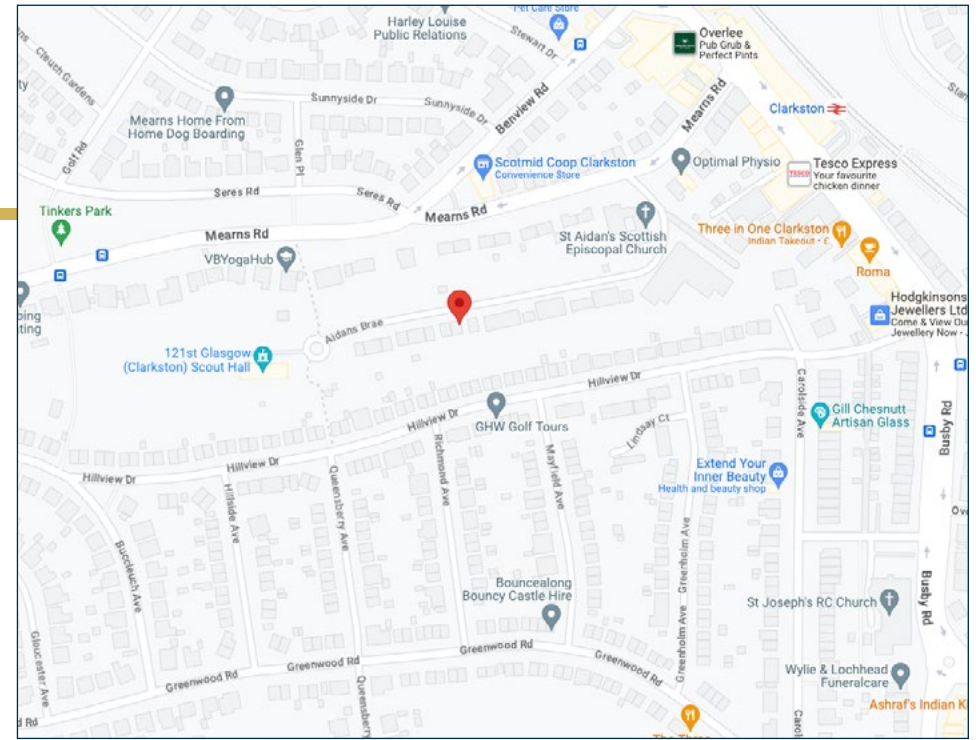


Nicol Estate Agents



9 Aidans Brae, Clarkston, G76 7EP

Approximate gross internal area 1,308 sq ft - 122 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 F

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, 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

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

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

www.nicolestateagents.co.uk

