



46 Flenders Avenue, Clarkston

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and 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 motorways.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, banks, library and health care facilities and regular bus and rail services.

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

In addition, the property sits within the catchment area for the highly reputable Primary and Secondary schools.







Dark grey, glossy upper kitchen cabinets with integrated under-cabinet lighting.

A black coffee machine and a silver blender on the countertop.

A wooden bar stool with a black leather seat and a chrome base.

A wooden bar stool with a black leather seat and a chrome base.

A wooden bar stool with a black leather seat and a chrome base.

A snake plant in a white pot on a shelf next to a window.

A round, white clock on the wall.

A small, light-colored decorative object on the floor.



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## Description

An extended, four bedroom family home well presented and located within this continually popular area, close to local amenities and first class schooling. The property has been well maintained by the present owners and provides flexible accommodation, comprising:

Ground Floor: Welcoming reception hallway. Spacious sitting /dining room, overlooking the front and rear of the property. Refitted, modern kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and breakfasting bar. Bedroom with fitted wardrobes completes the ground floor accommodation.

First Floor: Three further bedrooms, two benefitting from fitted wardrobes space. House bathroom.

The property is further complemented by gas central heating and double glazing. A particular feature of this family home is the corner garden grounds. Garage accessed to the side of the property, with on street parking to the front.







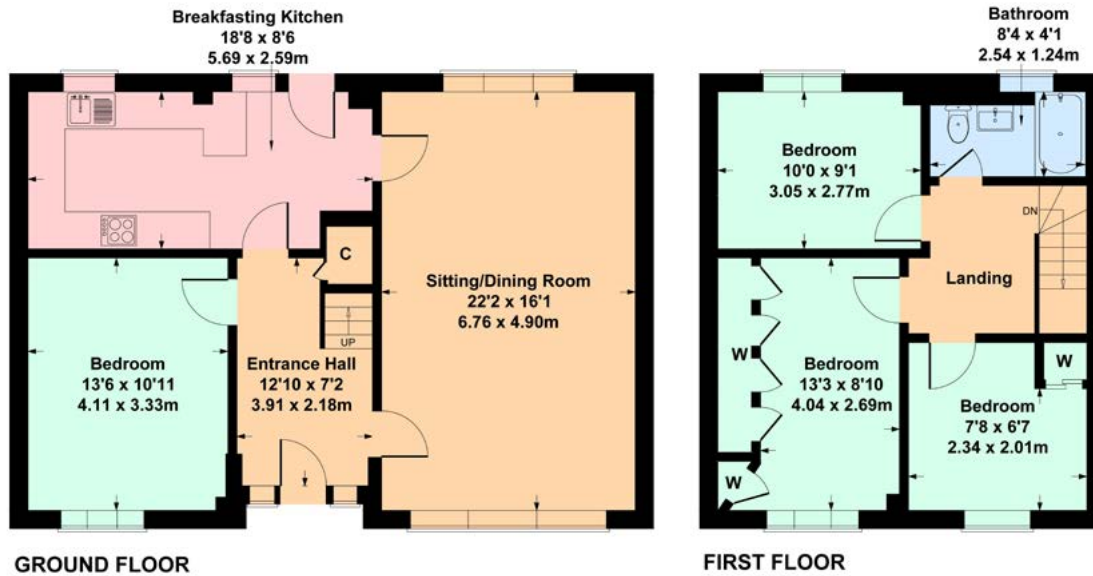
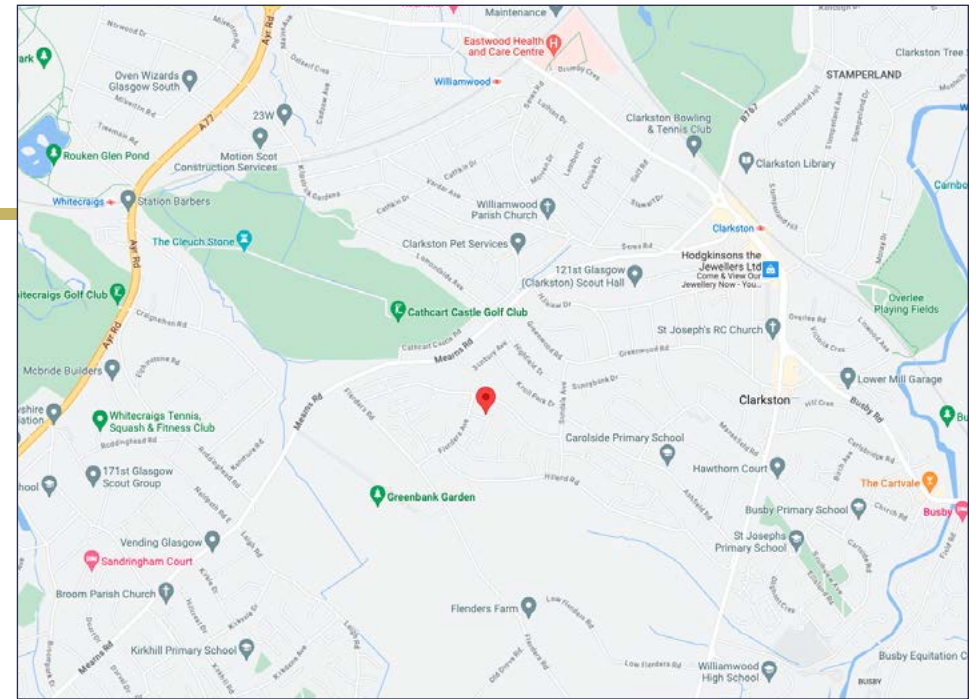


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46 Flenders Avenue, Clarkston G76 7XZ

Approximate gross internal area 1188 sq ft - 110 sq m



### Viewing

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

### 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  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Outgoings

East Renfrewshire Council  
Council Tax Band: E

### Fixtures and Fittings

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

### Property Reference CLA456

#### 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.

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