



28 The Quadrant, Clarkston

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Situation

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.

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.

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.

The Quadrant is conveniently located for access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and 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.









Description

A well presented six apartment detached bungalow, set within well kept and generous gardens and enjoying views to the Cathkin Braes. Located within this continually popular residential area and close to local amenities, first class schools and transport links.

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

Ground Floor: Reception hallway with storage. Generous bay window sitting room with fireplace. Family room overlooking the rear of the property with views over the gardens towards the Cathkin Braes. Kitchen with a range of wall mounted and floor standing units and a side door providing access to the driveway and garage. Morning/breakfasting room with views over the gardens. Bedroom one. Bedroom two with fireplace. The house shower room completes the ground floor.

First Floor: Double bedroom with storage and eaves access.

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

A particular feature of this property is the well kept generous garden grounds, enjoying a south westerly orientation at rear, ideal for entertaining.











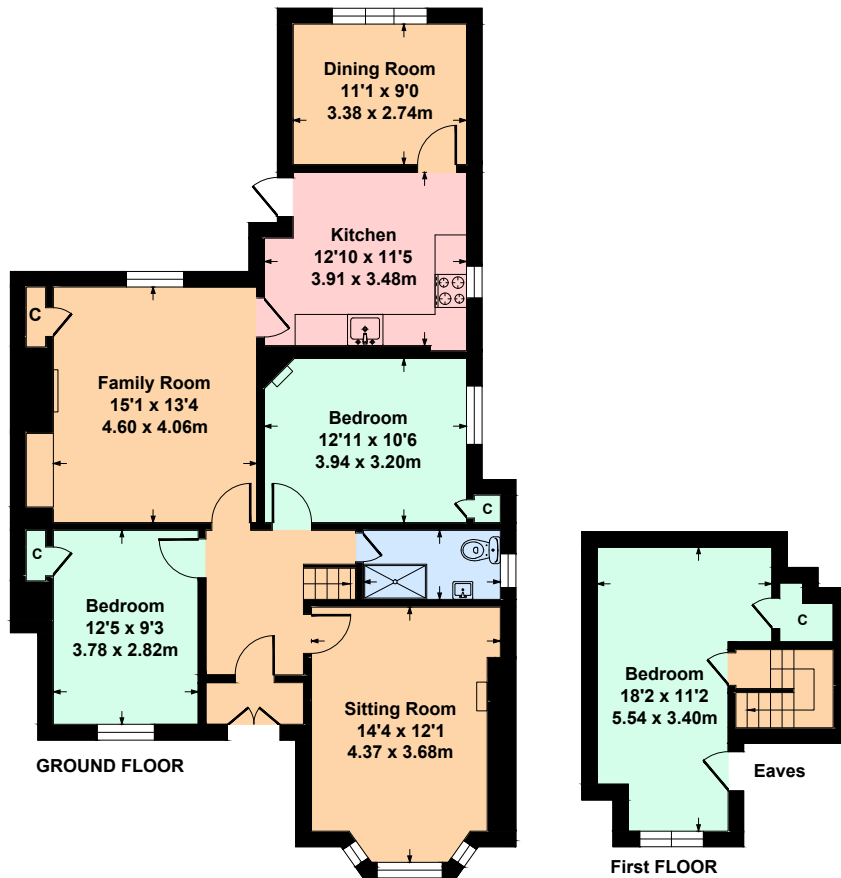


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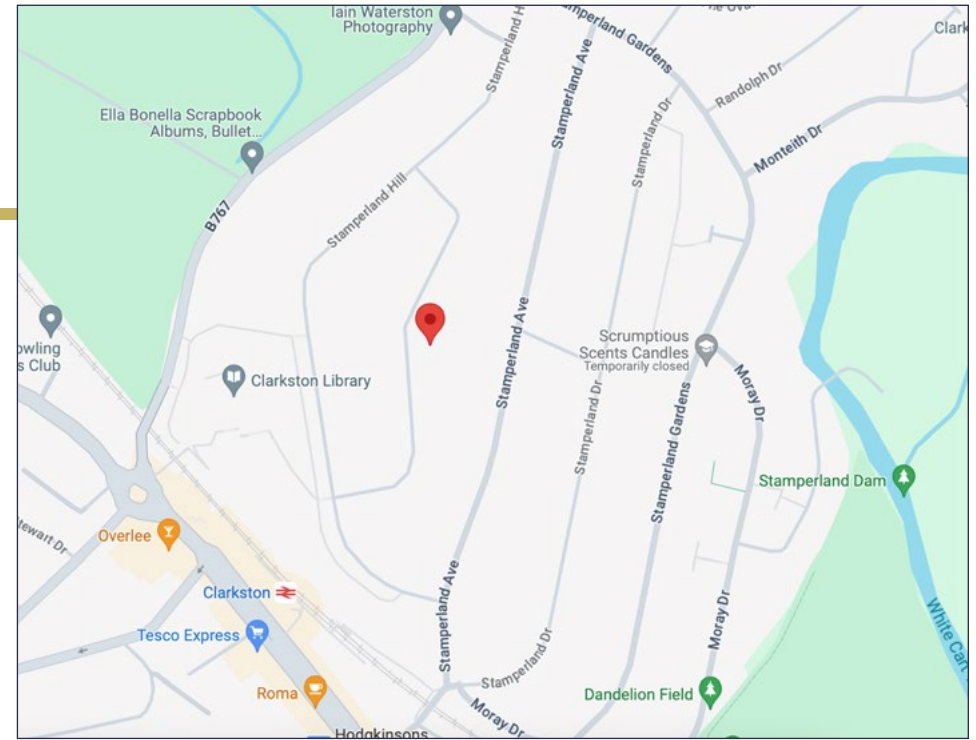
Approximate gross internal area 1307 sq ft - 121 sq m



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. 2024

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, Busby Road
Clarkston, G76 7RB
Telephone 0141 638 4541
mail@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 E

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

Property Reference CLA 480

1 Helena Place, Busby Road, Clarkston, G76 7RB

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