



Apt 8B Fairfield Court, Clarkston

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### 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 & Glasgow Southern Orbital motorways.

Fairfield Court is conveniently located to Clarkston amenities, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns.

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, library and health care facilities.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Clarkston & Giffnock 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, including Williamwood and St Ninian's High Schools.











## Description

Seldom available, a well presented two bedroom ground floor apartment located within this continually sought after development by Dickie Homes, set within attractive landscaped residents gardens, close to the centre of Clarkston.

The apartment offers flexible accommodation comprising:

Well kept communal entrance hallway. Reception hallway with good internal storage. Bright and spacious bay window sitting room with a private balcony. Well appointed dining kitchen with a full complement of wall mounted and floor standing units. Bedroom one with an ensuite shower room and fitted wardrobes. Bedroom two with fitted wardrobes. Main bathroom, with three piece suite, completes the accommodation.

The property is further complemented by electric storage heating, double glazed windows and a security entrance system. Well kept communal gardens. Residents parking space and additional lock-up single garage.





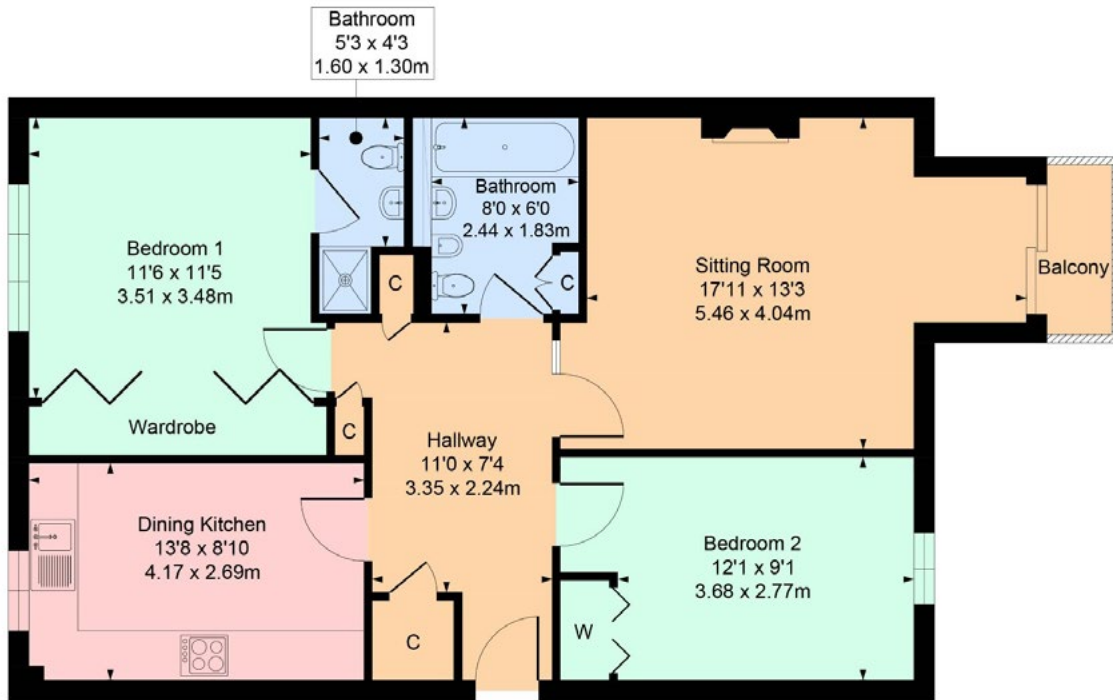


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### Apt 8B Fairfield Court, Clarkston G76 7YG

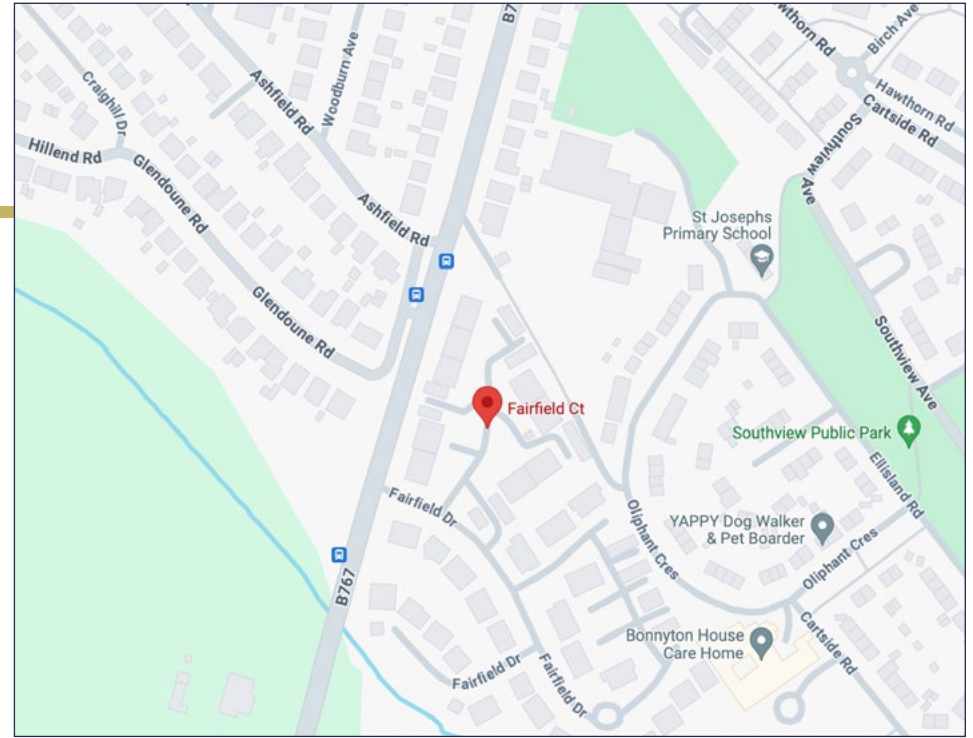
Approximate gross internal area 854 sq ft - 79.3 sq m



**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 E

#### Fixtures and Fittings

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

#### Energy Efficiency Rating

Band D

#### Services

The property is supplied by mains water, electricity and drainage. Electric heating.

#### Local Authority

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

#### Property Reference CLA492

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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