



**Apartment 8, Aidans View, Aidans Brae, Clarkston G76 7EP**

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## Situation

Aidan's Brae is a small development, located quietly and conveniently off the Mearns Road, close to Clarkston Toll.

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, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston bowling and tennis club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.







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## Property Description

A well presented and well maintained upper ground floor retirement flat, set within a much admired and most convenient modern McCarthy & Stone development, built in 2009, located just a short walk from public transport, local shops, post office and health surgeries on Busby Road.

When entering the apartment block, the entrance foyer offers residents' a range social areas, including: a beautifully maintained residents' lounge and a separate laundry room. There is lift access to all floors and all apartments are accessed via broad well-kept and illuminated hallways.

The accommodation comprises:

Reception hall with ample storage. Sitting/ dining room with a Juliet balcony and views to the front of the development. Well-appointed separate kitchen with a range of floor and wall mounted cabinets. Bedroom one with fitted wardrobes. Bedroom two, again of double proportions. Shower room.

There is a house manager service and emergency pull cords throughout the apartment.

The property is further complemented by double glazing, electric heating, secure entry system, well maintained landscaped communal garden grounds and private resident's parking facilities. In addition, there is a guest suite for visiting family members and a laundry room.



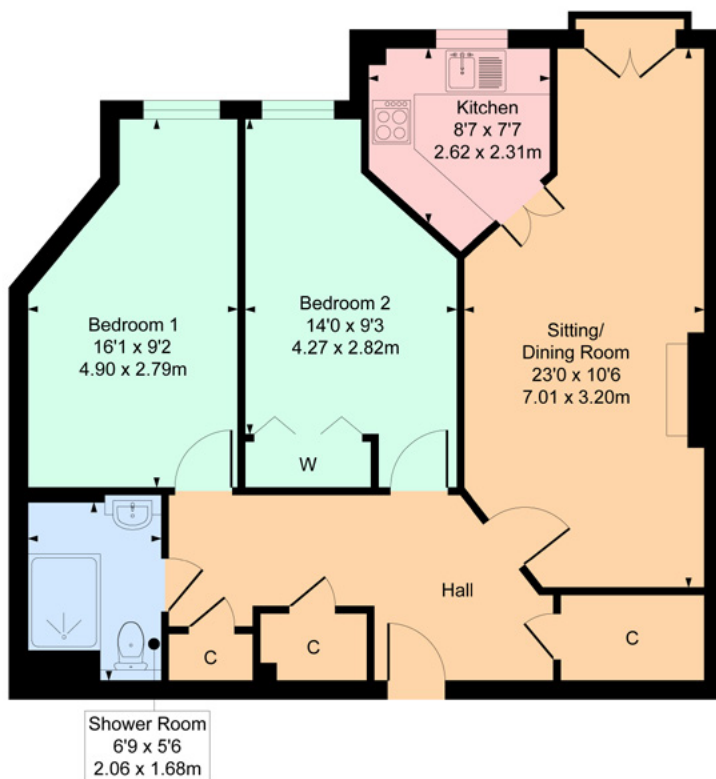
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## Apt 8 Aidans View, Aidans Brae, Clarkston

Approximate Gross Internal Area 750 sq ft - 69.67 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. 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.



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### Viewing

By appointment through  
Nicol Estate Agents  
**Clarkston**

### Outgoings

Glasgow City Council  
Band E

### Fixtures & Fittings

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

### Energy Efficiency Rating

Band D

### Services

The property will be supplied by mains water and electricity. Electric central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU  
Tel: 0141 287 2000

### Property Reference

CLA631

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