



51 Riverside Road, Waterfoot, G76 0DQ

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Situation

Waterfoot is set between the villages of Eaglesham and the high amenity suburb of Clarkston and is located approximately 10 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Southern Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports.

Waterfoot provides semi-rural living with swift access to the neighbouring suburbs of Newton Mearns, Clarkston and the village of Eaglesham.

Newton Mearns and Clarkston 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, Bonnyton, Cathcart and Whitecraigs Golf Clubs, several tennis clubs, as well as 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 Mearns Castle and St Ninians.













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Property Description

A well presented two bedroom mid-terraced villa, set within well landscaped gardens and is ideally positioned for local amenities and popular East Renfrewshire Schooling.

The property has been re-roofed and well maintained by the present owner, and provides accommodation formed over two levels, with the benefit of a floored attic space, which could be utilised for a variety of potential purposes.

The complete accommodation extends to:

Ground Floor: Welcoming reception hallway with storage and staircase to upper floor. Well presented and spacious lounge, with feature fireplace, open plan to the dining area. Modern fitted kitchen with a range of base and wall mounted units. There is access to the rear gardens from here.

First Floor: Upper landing with cupboard and ladder to attic off. Bedroom one and bedroom two, which are both of a double size. To complete the overall accommodation, there is modern three piece family bathroom.

Attic: Floored attic space providing extra storage. Ideal home office, with cupboard and a WC

The property is further complemented by gas central heating, double glazing and well maintained rear gardens.

This home offers a blend of comfort and practicality, ideal for couples and young families.

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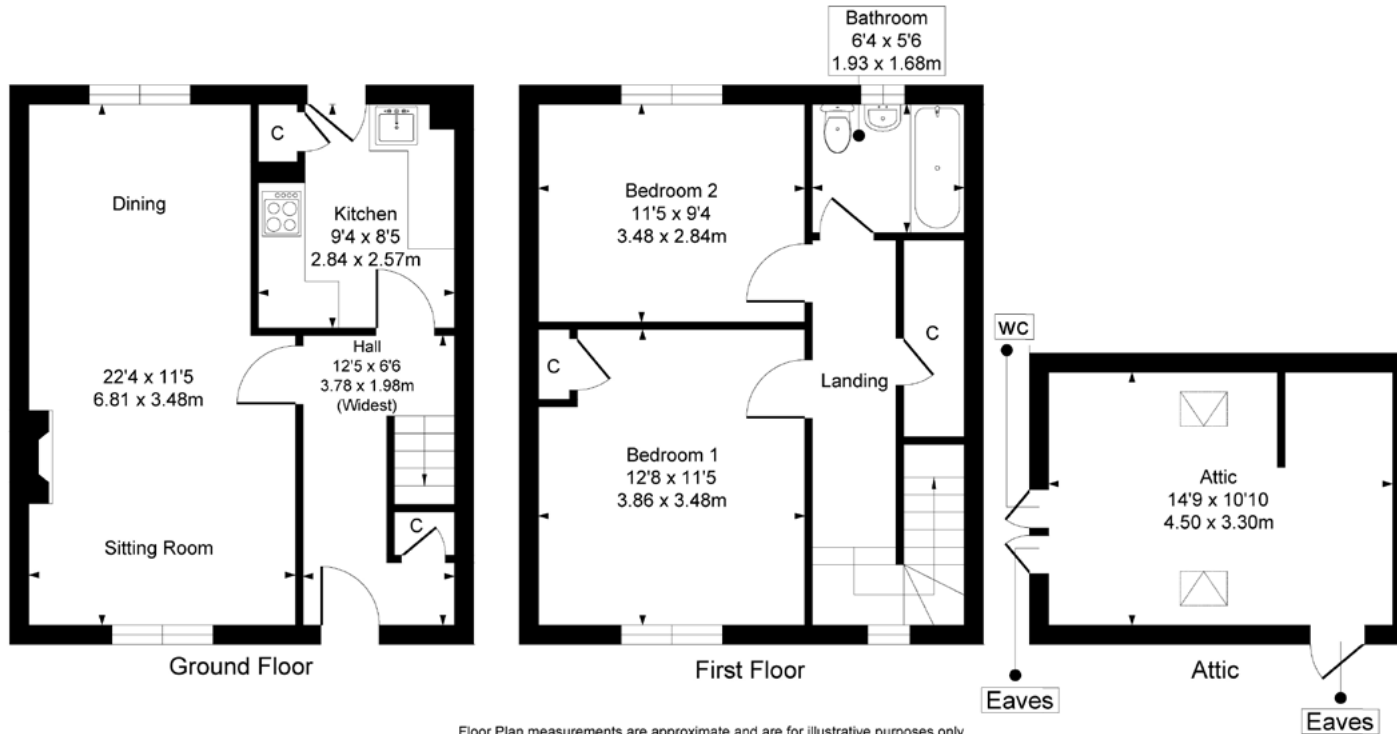
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Approximate Gross Internal Area

Main House 815 sq ft - 75.71 sq m

Attic 160 sq ft - 14.86 sq m

Total 975 sq ft - 90.57 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
Newton Mearns

Outgoings

East Renfrewshire Council
Band D

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, gas and electricity. Gas central heating.

Local Authority

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

Property Reference

3517

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