



1 Waterside Court, Carmunnock

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Situation

Carmunnock is the only remaining identifiable village within the City of Glasgow boundaries. It lies around five miles south of the city centre and is surrounded by green belt land. The old part of Carmunnock Village was declared a conservation area in 1970. The village of Carmunnock provides its own local shop, post office, coffee shop and renowned restaurant.

Busby and Clarkston, around 0.5 miles away, provide a broader range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride shopping centre provides an extensive range of shops, restaurants and supermarkets. Schooling can be found locally both at primary and secondary levels. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park.

Carmunnock is serviced by excellent road links which are situated close by giving easy access to Glasgow City Centre and East Kilbride. The Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports in particular.







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Property Description

Located within the village of Carmunnock is this beautifully presented and refurbished, two bedroom upper flat, in close proximity to local amenities and services.

At present the complete accommodation comprises:

Entrance vestibule with staircase to only two upper apartments. Welcoming reception hall with ample cupboards and a separate large store/utility area. Spacious sitting dining room, overlooking the residents gardens. Upgraded modern kitchen, with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one is a double bedroom to rear. Bedroom two with wardrobe space. The bathroom with shower over the bath, completes the accommodation.

The property is further complemented by gas central heating, and replacement double glazing. Loft storage only for the sole use of number one.

Residents grounds with lawn and patio areas. One allocated parking space provided with visitors parking.

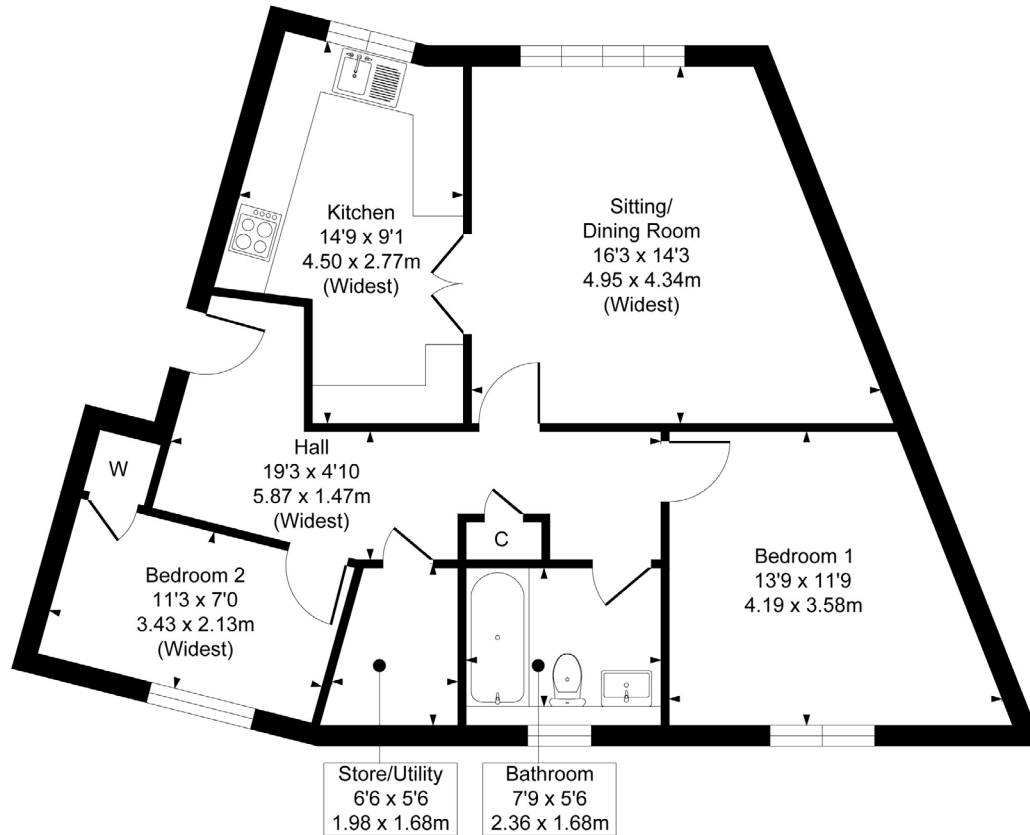
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Approximate Gross Internal Area
751 sq ft - 69.77 sq m



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 C

Services

The property will be supplied by mains water, electricity, gas and drainage.

Local Authority

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

Property Reference

CLA686