



143 Kilpatrick Gardens, Clarkston G76 7RN

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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.

Kilpatrick Gardens is conveniently located for local shops at Williamwood and access to Clarkston Toll shops and 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 (Williamwood & Clarkston Train Stations) 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, 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.







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Property Description

A three bedroom detached bungalow, backing onto Cathcart Castle Golf Course, requiring upgrading, located within this sought after pocket of Clarkston, close to local amenities, Clarkston Toll shops, transport links and popular East Renfrewshire schools.

The property requires upgrading. At present the accommodation extends to:

Ground Floor: Entrance vestibule. Reception hallway with staircase and storage. Generous bay window sitting room with aspects to the front of the property. Family/dining room to front. Dining sized kitchen with a range of wall mounted and floor standing units with French doors providing access to rear gardens. Bedroom. House bathroom.

First Floor: Upper landing with good storage and access to eaves. Two further bedrooms and a study complete the accommodation.

The property benefits from by gas central heating and double glazing. Garden grounds with a southerly orientation at rear.

A driveway leads to a detached garage.

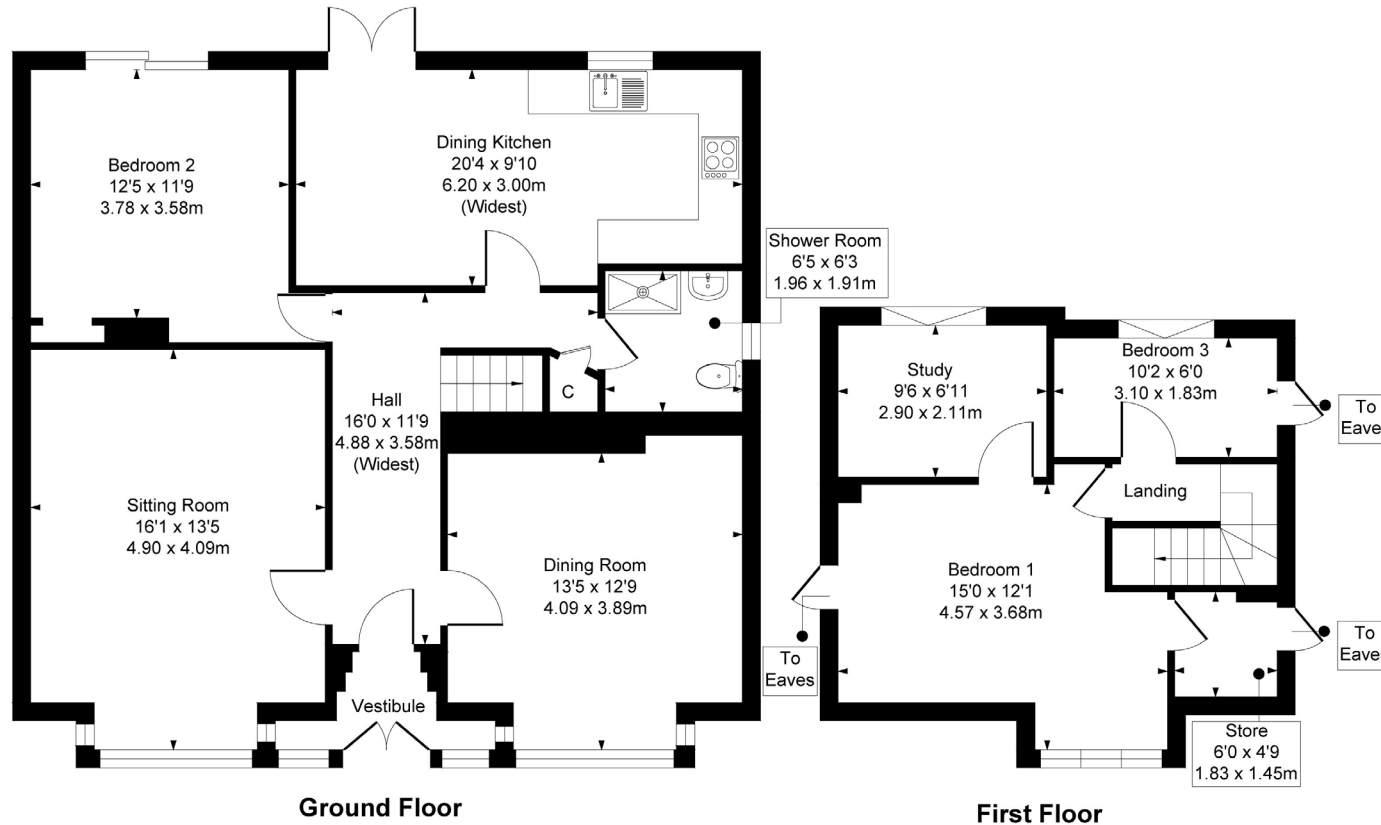






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Approximate Gross Internal Area
1343 sq ft - 124.76 sq m



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

East Renfrewshire Council
Band F

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

CLA 690

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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