



Apt 28 Riverside Park, Netherlee G44 3PG

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Situation

Netherlee and its neighbouring suburbs of Clarkston and Giffnock are 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, banks, library and health care facilities.

This property is conveniently located for Clarkston Road & Clarkston Toll amenities including local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs and Linn Park, the second largest park in the city and with its variety of activities including children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland.











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Property Description

Seldom available, a well presented and upgraded two bedroom ground floor apartment, located within the continually popular Riverside Park development, close to local amenities and transport links.

This apartment has been upgraded by the present owners and affords well appointed accommodation with a stylish modern interior.

A secure controlled entry system leads to a well-kept and illuminated communal carpeted entrance. Stair access to all levels.

The accommodation comprises:

Reception hallway with walk in storage/study cupboard, providing extensive additional storage. Bright and generous sitting/dining room, overlooking the front of the development. Well appointed refitted dining size kitchen with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. Space for table and chairs. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. The refitted shower room completes the accommodation.

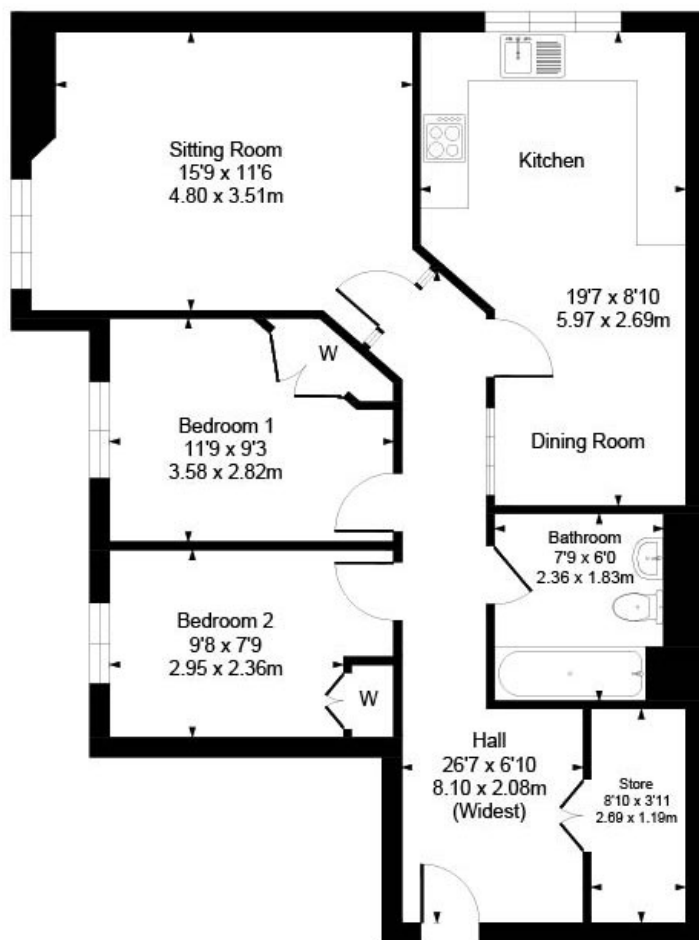
The property is further complemented by gas central heating and double glazing.

Well kept communal resident's gardens surround Riverside Park. Residents and visitors parking provided.



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28 Riverside Park, Netherlee
Approximate Gross Internal Area
818 sq ft - 75.99 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

East Renfrewshire 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, 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 687