



8 Field Grove, Busby, G76 8SN
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Situation

A hugely popular location, Busby is located approximately 8 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. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Busby and its neighbouring suburbs of 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, Cathcart, Williamwood and Whitecraigs Golf Clubs, a number of private bowling and tennis clubs, and 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 Williamwood and St. Ninians High Schools.







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Property Description

Seldom available, a well presented three bedroom/two public room detached villa, set within this popular development located in the sought after conservation area of Busby, close to Busby Train Station and popular East Renfrewshire Schools.

The property affords well appointed and flexible accommodation, well maintained by the current owner.

The accommodation comprises:

Ground Floor: Entrance vestibule. Reception hallway with feature staircase to upper floor and storage. Well presented sitting room overlooking the front garden. French doors connect to a dining room and kitchen. The kitchen is fitted with a range of wall mounted and floor standing cabinets. Ample space for dining table and chairs. Patio doors afford access to the rear garden. Guest WC.

Upper Floor: Landing with storage. Bedroom one, overlooks Field Grove and benefits from an ensuite shower room and fitted wardrobes. Bedroom two, with fitted wardrobes and tree line views to rear. Bedroom three, overlooks the rear garden. The house family bathroom completes the accommodation.

The property is further complemented by gas central heating and double glazing. Driveway provides off street parking for several vehicles and leads to a detached double garage with remote controlled door.

Well kept gardens to front and rear of the property



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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 C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

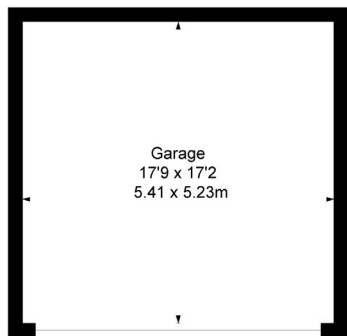
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

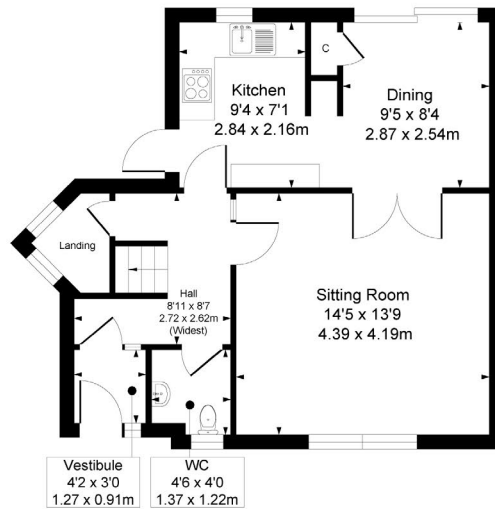
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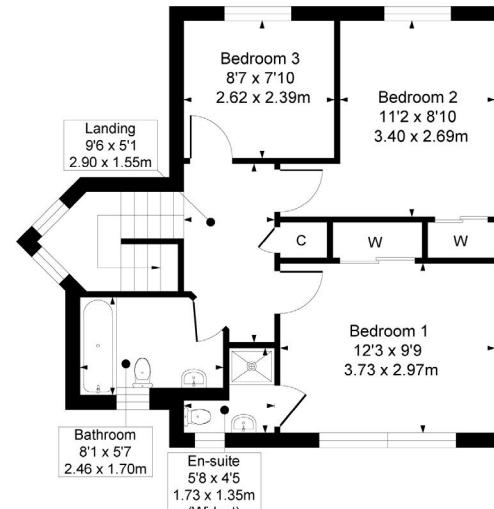
Approximate Gross Internal Area
Main House 991 sq ft - 92.06 sq m
Garage 305 sq ft - 28.33 sq m
Total 1296 sq ft - 120.39 sq m



Garage



Ground Floor



First Floor

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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