



2 Newford Grove, Clarkston, G76 8QZ

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

A hugely popular suburb, Clarkston is located approximately 8 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow 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.

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.









Nicol Estate Agents

Property Description

Set within this short cul-de-sac location, is this three bedroom semi-detached villa, close to local amenities, transport links and schooling. The accommodation comprises:

Ground Floor: Reception hallway with guest WC. Well-appointed kitchen with a full complement of wall mounted and floor standing units. Spacious sitting/dining room with access to the conservatory. Bright conservatory with access to the rear patio and garden.

First Floor: Bedroom one, with fitted wardrobes. Bedroom two, with fitted wardrobes. Bedroom three. House bathroom with three piece suite, completes the overall accommodation. The property is further complemented by gas central heating and

double glazing. Allocated parking for two cars to the front of the property. Garden to front side and rear, provide privacy and shelter with a lawn and terrace.



www.nicolestateagents.co.uk





2 Newford Grove, Clarkston

Approximate Gross Internal Area
851 sq ft - 79.06 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.



Nicol Estate Agents

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 tbc

Services

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

Local Authority

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

Property Reference

CLA712