



6 Hillside Avenue, Clarkston G76 7JY

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Situation

Seldom available, a well presented two bedroom semi detached villa, located within this sought after pocket of Clarkston, close to local amenities and transport links.

The property has been well maintained and provides flexible accommodation comprising:

Ground Floor: Reception hallway with staircase to side and under stair storage. A spacious bay window sitting room overlooks the front of the property. Open plan Dining area overlooks the well maintained gardens to rear. Kitchen with a range of wall mounted and floor standing units and access to rear garden.

First Floor: Upper landing. Larger style double bedroom to front with bay window and single window. Bright double bedroom to rear. A shower room with three piece suite, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Gardens to front and rear of the property.

A driveway to the side of the property provides off street parking and leads to a detached single garage with electric door entry.













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Property Description

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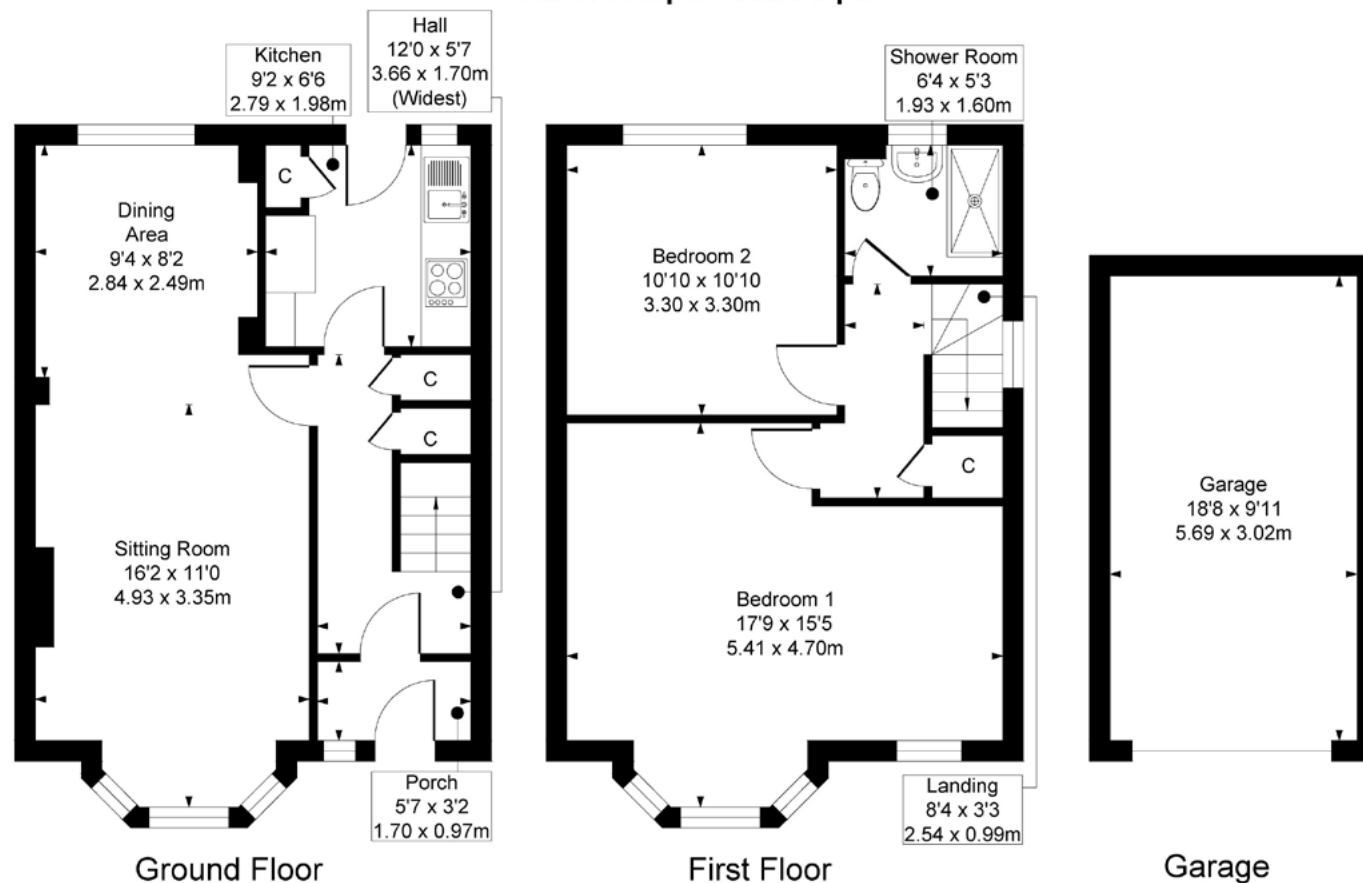
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Approximate Gross Internal Area

Main House 870 sq ft - 80.82 sq m

Garage 185 sq ft - 17.18 sq m

Total 1055 sq ft - 98.00 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 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 724

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