



98 Craighlaw Avenue, Waterfoot G76 0HA

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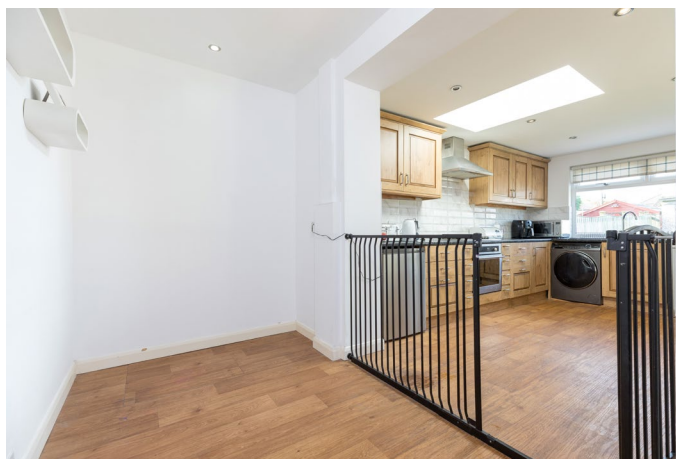
Situation

Waterfoot is set between the villages of Eaglesham and the high amenity suburb of Clarkston and is located approximately 10 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.

Waterfoot provides semi-rural living with swift access to the neighbouring suburbs of Newton Mearns, Clarkston and the village of Eaglesham.

Newton Mearns and Clarkston 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, David Lloyd Rouken Glen, Bonnyton, Cathcart 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, is within easy reach of the private Belmont House School and a number of school-run pick-up points for private schools in Glasgow.













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Property Description

A deceptively spacious extended two bedroom terraced villa set within this popular residential pocket of Waterfoot.

This family home affords flexible accommodation formed over two levels, well designed for family living.

The complete accommodation extends to:

Ground Floor: Entrance hallway with staircase to upper floor. Bright and spacious sitting room with feature fireplace. Dining room, with storage cupboard and is open plan to the kitchen. The Kitchen is fitted with a range of floor standing and wall mounted units and complementary worktops, and affords access to the rear of the property.

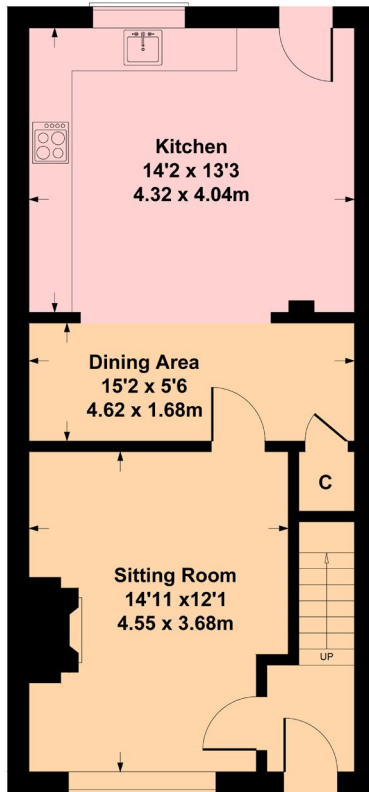
First Floor: Spacious and bright bedroom one, with ample storage space. Bedroom two. House bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Floored attic. Well tended gardens, enclosed rear garden with terrace, ideal for entertaining. Driveway to the rear of the property provides off street parking and with a carport.

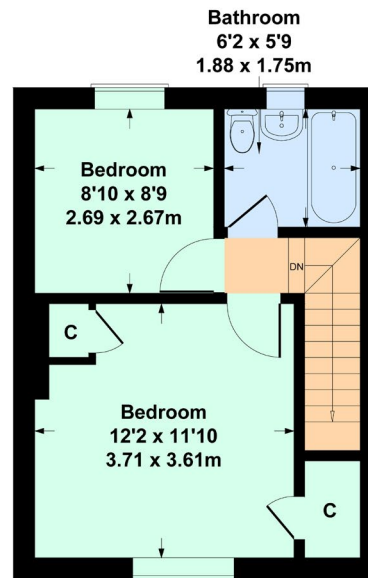
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Approximate Gross Internal Area
843 sq ft - 78 sq m



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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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band D

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 729

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1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk



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