



Flat 20, The Fairways, 823 Clarkston Road, Netherlee G44 3UZ

www.nicolestateagents.co.uk



Nicol Estate Agents





Nicol Estate Agents

Situation

The Fairways enjoys an enviable and highly convenient position within the sought-after Netherlee area, close to a range of local amenities and is within easy reach of Williamwood Golf Club.

Nearby Clarkston provides an excellent selection of everyday amenities, with its bustling centre around Busby Road offering a variety of independent shops, cafés, restaurants, and other services.

The surrounding area is particularly well served for leisure and recreation, with several golf, bowling and tennis clubs nearby. Residents can also enjoy easy access to some of the area's most popular green spaces, including Linn Park and Rouken Glen Park, with its attractive woodland walks, gardens and recreational facilities.

Excellent public transport connections add to the convenience of the location. Regular bus services are available directly outside The Fairways, while Clarkston railway station is a short distance away, providing frequent services towards Glasgow City Centre and East Kilbride.

Combining excellent local amenities, recreational facilities and convenient transport links, The Fairways is ideally positioned for enjoying all that Netherlee, Clarkston and the surrounding areas have to offer.











Nicol Estate Agents

Property Description

A well-presented, first floor front facing one-bedroom retirement apartment, set within the highly regarded Fairways development in Netherlee, offering comfortable and easily managed accommodation in a convenient setting close to local amenities and transport links.

The Fairways is an exclusive and intimate development of just 28 apartments, designed specifically for the over 60s and enjoying a highly convenient setting within easy reach of Clarkston Toll. Offering an attractive combination of stylish, low-maintenance living, excellent facilities and peace of mind, the development has been thoughtfully designed for those looking to enjoy an independent and fulfilling retirement. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

Accessed via a secure controlled entry system, the well-maintained communal entrance provides lift and stair access throughout the development.

The accommodation comprises:

A welcoming, reception hallway with an exceptionally generous storage cupboard. The impressive open-plan sitting and dining room provides a bright and comfortable space for both everyday living and entertaining, adjoining modern kitchen is fitted with a range of wall-mounted and floor-standing units, complementary worktops and integrated appliances. The generous bedroom benefits from a walk-in wardrobe and shower room completes the accommodation.

The apartment is further complemented by modern electric heating, double glazing, oak veneered internal doors with chrome fittings, a camera entry system, 24-hour emergency call system, intruder alarm and fire detection system.

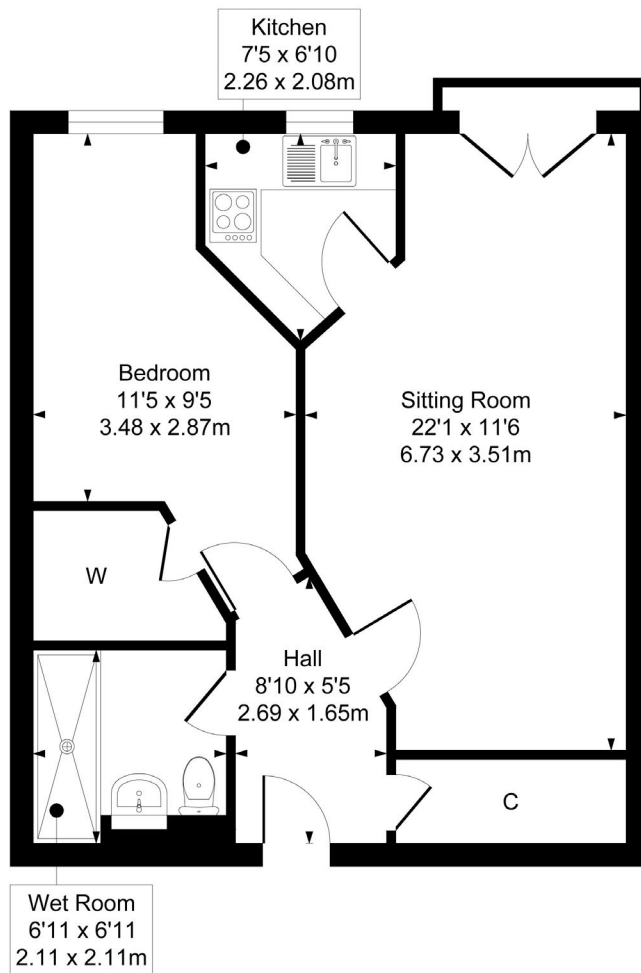
The Fairways offers an excellent range of facilities for homeowners, including an attractive residents' lounge with kitchen facility and audio-visual equipment, southerly facing roof terrace, guest suite, laundry room and well maintained landscaped gardens. Further facilities include mobility scooter charging points, bicycle storage and residents' parking, available to on-site permit holders.

With a House Manager on hand and the external maintenance of the development taken care of, The Fairways provides an appealing combination of independence,

www.nicolestateagents.co.uk

Flat 20 The Fairways, 823 Clarkston Road, Netherlee

Approximate Gross Internal Area
540 sq ft - 50.16 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
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 is supplied by mains water, electricity, and drainage. Electric heating.

Local Authority

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

Property Reference

CLA 732

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk

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



www.nicolestateagents.co.uk