

4 B Muir Court, Strathdon Avenue, Netherlee G44 3LZ

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Situation

Netherlee and its neighbouring suburbs of Clarkston and Giffnock are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. This property is conveniently located for Clarkston Road & Clarkston Toll amenities including local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs golf clubs and Rouken Glen Park.















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Property Description

Seldom available and ideally located is this well presented, two bedroom ground floor flat, located within continually popular area, close to local amenities and transport links within Netherlee.

The property provides flexible accommodation and comprises:

Communal entrance hallway with a door entry system. Reception hallway with two large storage cupboards, Bay windowed sitting room with feature fireplace at focal point. Breakfasting kitchen, with a range of wall mounted and floor standing units and complementary worktop surfaces and breakfast bar. Bedroom one with fitted wardrobes and en suite shower. Bedroom two with fitted wardrobes. Bathroom with three piece suite completes the accommodation.

The property is further complemented by gas central heating, communal gardens and double glazing. Residents and visitors parking provided.



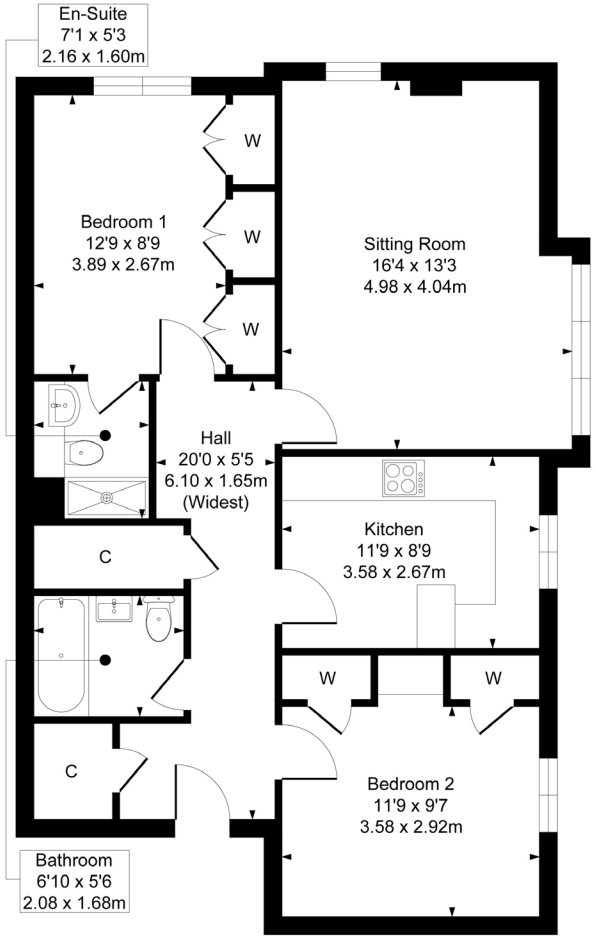






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Approximate Gross Internal Area
837 sq ft - 77.75 sq m



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 C

Services
The property is supplied by mains water, drainage 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
CLA742

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