



Upper Conversion, 637 Clarkston Road, Muirend

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Situation

The area is well served by first class train and bus services to the City Centre and its neighbouring suburbs of Clarkston, Shawlands, Langside and Giffnock which provide a broad range of excellent shopping facilities, supermarkets, fine restaurants, bars and numerous recreational facilities. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets. There are a number of golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach.

Linn Park is the second largest park in the city offering a wide variety of activities including an 18 hole golf course, children's play area and its extensive grounds offer woodland and river walks. Holmwood House, situated within Linn Park was designed by one of Scotland's greatest classical architects, Alexander 'Greek' Thomson (1817-1875) it is now maintained by the national Trust for Scotland and is open for the public to view, and can also be hired for events.

The M77 provides commuter access to the City Centre, Glasgow Airport and along with the Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport.













Description

A seldom available and beautifully presented three bedroom upper conversion flat. Located within this sought after area, close to local amenities and local parks.

The complete accommodation comprises:

Entrance vestibule, providing access to both the upper and lower conversions. Staircase leads to the spacious reception hallway with large storage cupboard. Generous bay window sitting /dining room, overlooking the front of the property. Kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces. Bedroom one. Bay window bedroom two, again of double proportion. Bedroom three. A bathroom completes the accommodation.

The property is further complemented by gas central heating, partial double glazing and well kept split gardens to the front and rear of the property.



Attic



Attic







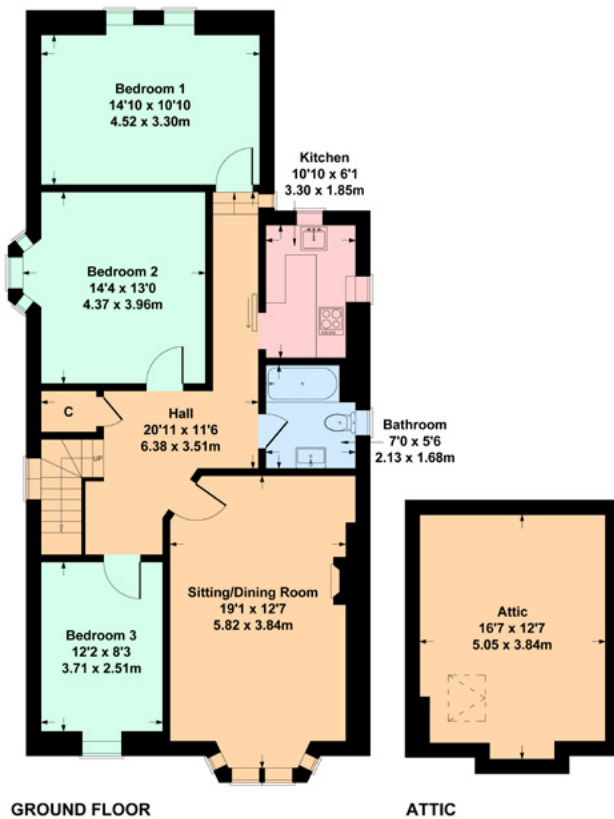


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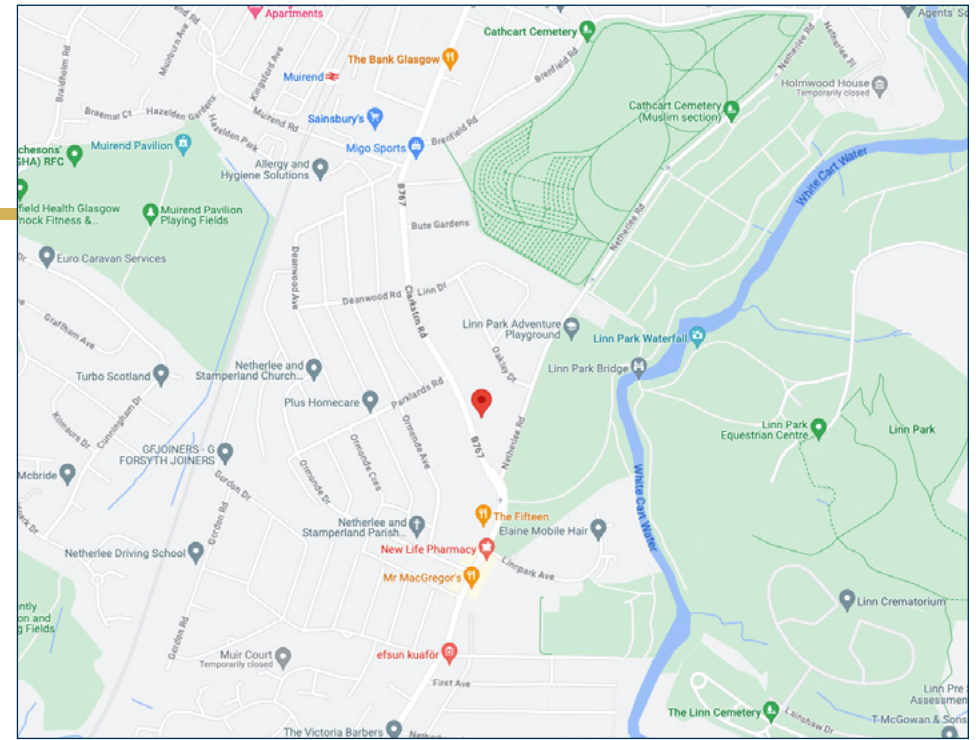
Approximate gross internal area
Main House = 964 sq ft - 90 sq m
Attic = 199 sq ft - 18 sq m
Total = 1163 sq ft - 108 sq m



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. produced by Potterplans Ltd. 2023

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: D

Fixtures and 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, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference CLA468

1 Helena Place, Clarkston G76 7RB

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