



1 Waterside Court, Carmunnock

www.nicolestateagents.co.uk



Nicol Estate Agents



Nicol Estate Agents

Situation

Carmunnock is the only remaining identifiable village within the City of Glasgow boundaries. It lies five miles south of the city centre and is surrounded by green belt land. The old part of Carmunnock Village was declared a conservation area in 1970. The village of Carmunnock provides its own local shop, post office, coffee shop and renowned restaurant.

Busby and Clarkston, around 0.5 miles away, provide a broader range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride shopping centre provides an extensive range of shops, restaurants and supermarkets. Schooling can be found locally both at primary and secondary levels. There are also excellent sports and recreational facilities in the immediate area including a selection of golf courses, Calderglen Park, Dollan Aquacentre and the James Hamilton Heritage Park.

Carmunnock is serviced by excellent road links which are situated close by giving easy access to Glasgow City Centre and East Kilbride. The Southern Orbital, connecting to the M77/M8, provides a direct link to the West and to Glasgow and Prestwick Airports in particular.









Description

Located within the village of Carmunnock is this beautifully presented and refurbished, two bedroom upper flat in close proximity to local amenities and services.

At present the complete accommodation comprises:

Entrance vestibule with staircase to only two upper apartments. Welcoming reception hall with ample cupboards and a separate large store/utility area. Sitting and dining room, overlooking the residents gardens. Upgraded modern kitchen, with a range of wall mounted and floor standing units and complementary worktop surfaces. Bedroom one. Bedroom two with wardrobe space. Bathroom with shower over the bath, completes the accommodation.

The property is further complemented by a new gas central heating boiler, and replacement double glazing. Loft storage only for the sole use of number one. Residents grounds with lawn and patio areas. One allocated parking space provided with visitors parking also.







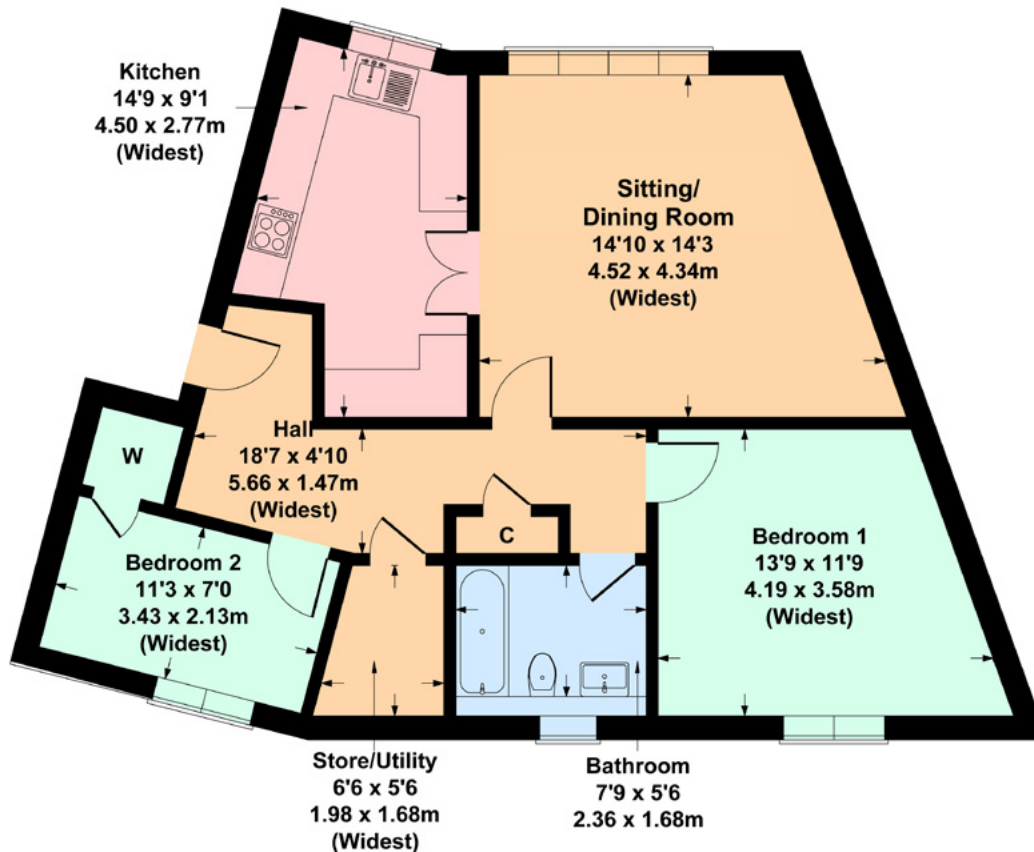


Nicol Estate Agents



1 Waterside Court, Carmunnock G76 9DZ

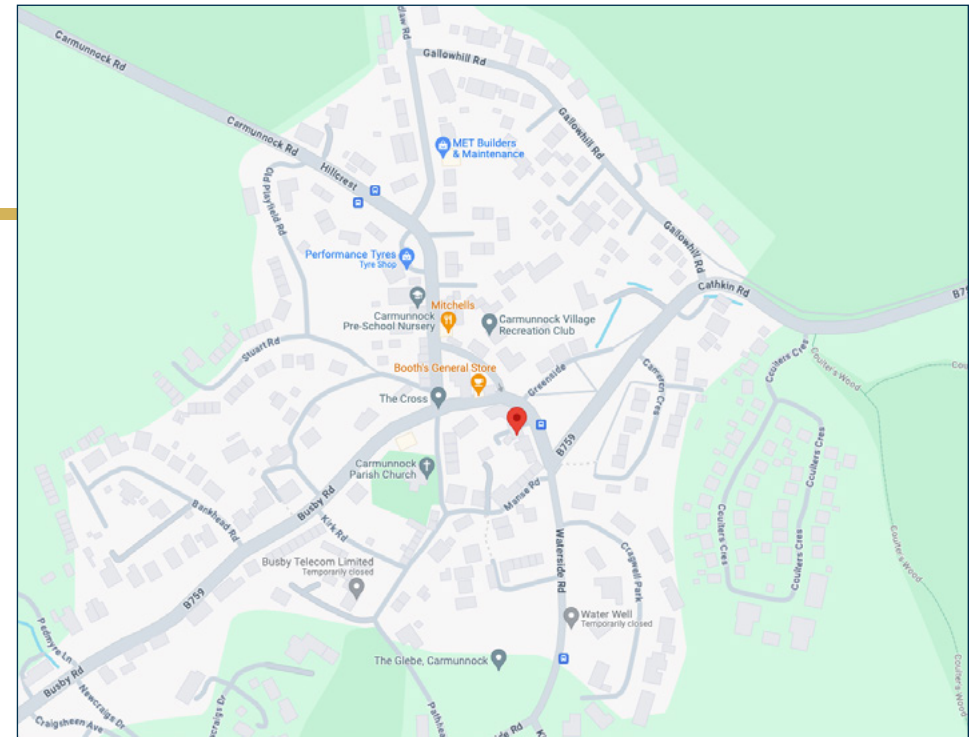
Approximate gross internal area 810 sq ft - 75 sq m



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. produced by Potterplans Ltd. 2024

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

Glasgow City Council
Band E

Fixtures and 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, electricity, gas and drainage.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference CLA 473

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: clarkston@nicolestateagents.co.uk

www.nicolestateagents.co.uk

