



33 Beechwood Avenue, Clarkston

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## Situation

Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital motorways.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, banks, library and health care facilities and regular bus and rail services.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, the property sits within the catchment area for the highly reputable Primary and Secondary schools.















## Description

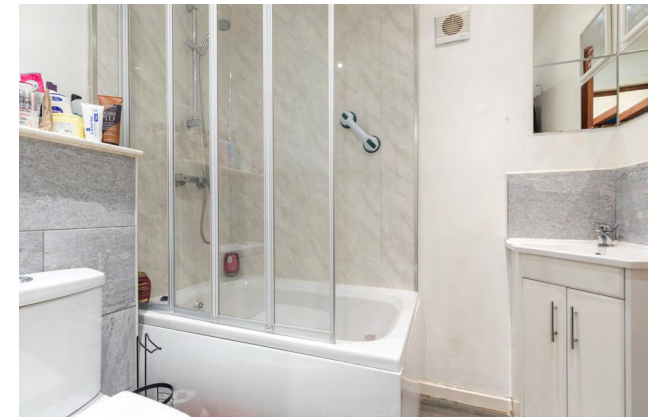
An extended, three bedroom semi detached family home located within this continually popular area, close to local amenities and first class schooling.

The property provides flexible accommodation, comprising:

Ground Floor: Welcoming reception hallway with staircase to the upper accommodation. Spacious sitting /dining room, overlooking the front and rear of the property. Kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and French doors leading to the patio area. Family room/bedroom, overlooking the rear garden. Bedroom one, of double proportion. Bathroom, completes the ground floor accommodation.

First Floor: Two further bedrooms. House bathroom.

The property is further complemented by gas central heating and double glazing. Gardens to front and rear, with a large patio area. Driveway to the front of the property of the property.









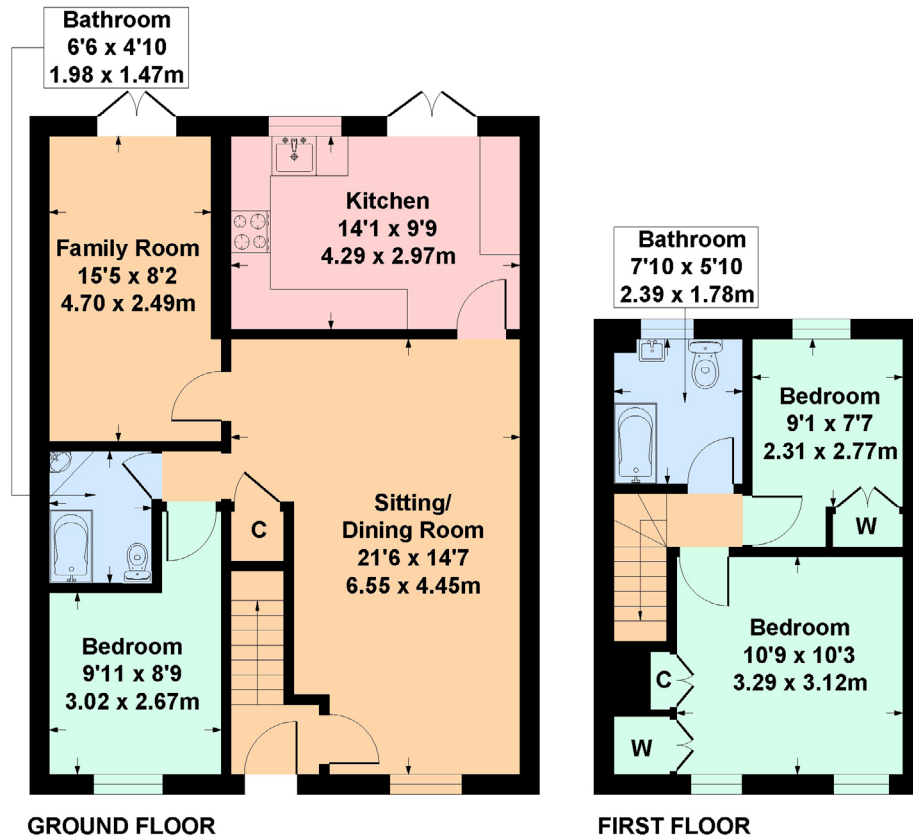


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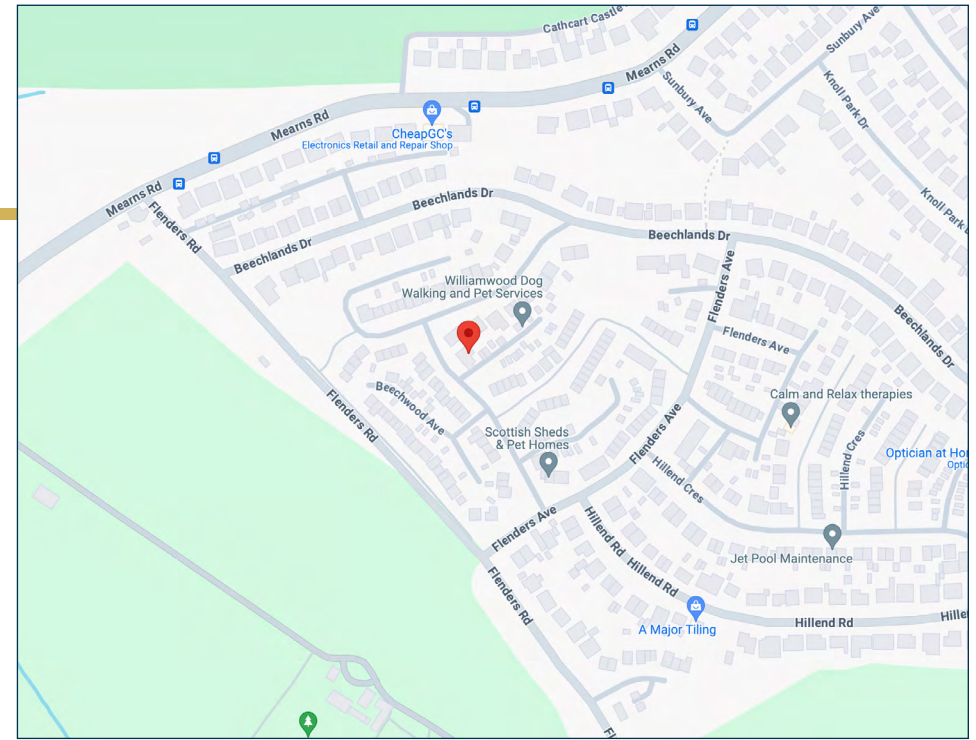
Approximate gross internal area 1,087 sq ft - 101 sq m



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

East Renfrewshire Council  
Council Tax Band: F

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band

### Services

The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

### Local Authority

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

Property Reference CLA604

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