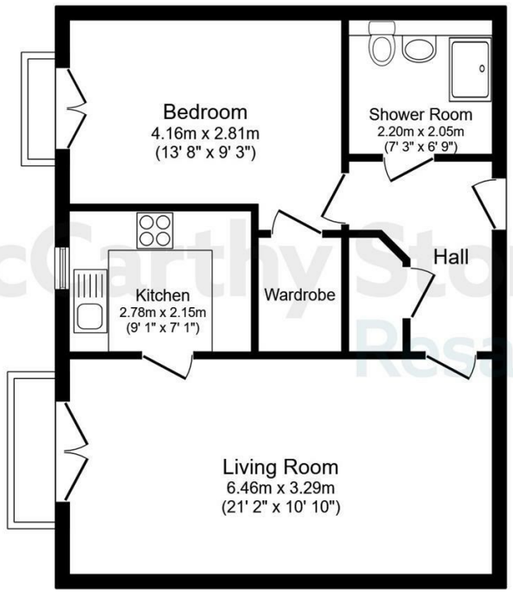
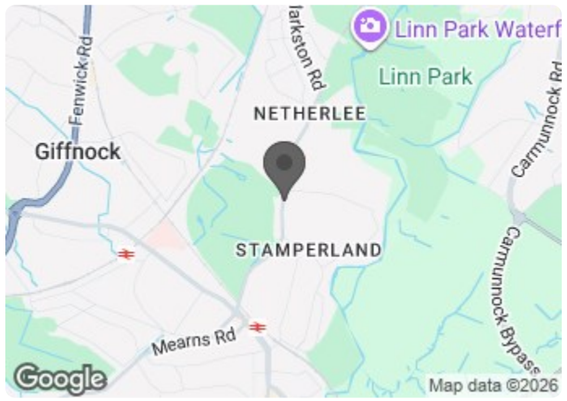
McCarthy Stone
Resales

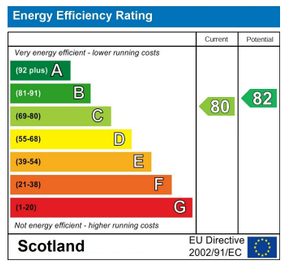


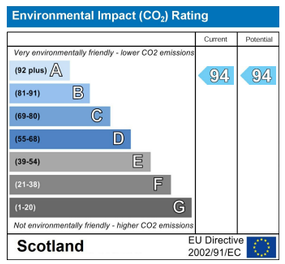
Total floor area 54.6 sq.m. (588 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D







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The Property Ombudsman

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McCarthy Stone
Resales

4 The Fairways

823 Clarkston Road, Glasgow, G44 3UZ

Offers over £168,000 Freehold

Superb one bedroom retirement apartment located to the rear of the development with easy access from the car park, shopper's door entrance and to level one using the communal lift. The apartment has a pleasant open outlook.

Call us on 0345 556 4104 to find out more

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The Fairways, 823 Clarkston Road, Glasgow,

1 Bed | Offers over £168,000

Summary
The Fairways was purpose built by McCarthy & Stone for retirement living. The development consists of just 28 one and two-bedroom retirement apartments for the over 60s. 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 shower room.

The development includes a beautiful Homeowners' lounge with kitchen facility, landscaped gardens and roof terrace. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the current fee is £250 per annum with an allocated space, check with the House Manager for availability.

It is a condition of purchase that residents must meet the age requirements of 60 years. For a couple, one person must be a minimum of 60 years.

Local Area
The Fairways is situated in an enviable location in the Stamperland area of Clarkston, close to the local shops and Williamwood Golf Club. The main shopping area in Clarkston is located a short distance away on Busby Road and is home to a wide variety of shops, cafes and eateries. Leisure pursuits are well catered for in Clarkston with golf, bowling and tennis clubs all nearby. Transport links in the area are excellent, with bus stops directly outside The Fairways, and Clarkston railway station, on the main line between Glasgow City Centre and East Kilbride, a short journey away.

4 The Fairways
Ideally located with easy access from the residents' car park and shopper's door, takes you to the communal lift and the apartment is located on 1 level up (Level One). The laundry room and refuse store are also located on the same level. The residents' lounge and main entrance are located on level two.

Entrance Hall
A welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard with shelving provided. There are illuminated light switches, a smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall and shower room for peace of mind and pendants provided. Doors lead to the bedroom, living room and shower room.

Living Room
Lovely bright and spacious living room, benefitting a Juliet balcony overlooking the well maintained garden grounds and car park, located to the rear of the development with a pleasant open view and a sunny aspect. There are two attractive light fittings, fitted carpets continued into the hall and bedroom, ample raised electric sockets TV and telephone points. The separate kitchen is located off the living room.

Kitchen
Well equipped fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer. There is a decorate roller blind and under pelmet lighting.

Bedroom
Double bedroom with a generous walk-in wardrobe with hanging rails, shelving and storage space above. There is a wall mounted panel heater, TV and phone point.

Shower room
The shower room benefits slip resistant flooring and the shower area is fully tiled and fitted with a suite comprising of walk-in shower with low level tray, WC, vanity unit with sink and mirror above. Wall mounted mirror cabinet for additional storage.

Service Charge
Service charge is £3,105.97 per annum for the year ending 31/8/2026 for a one bedroom apartment, paid by monthly instalments.

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- The contingency fund covers the long-term maintenance of the development, including internal and external redecoration of the communal areas. There is a 1% contingency fee applicable upon Resale.
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Inclusions & Notes
Inclusions: Carpets, curtains, blind and integrated appliances

Available under separate negotiation: All steel electric bed for sale and various items of furniture and the living room wall mirror, which can be easily removed.

Services provided:
- Fibre to the Cabinet Broadband - This is part fibre connection (Check https://www.openreach.com/fibre-checker/standard-broadband for speeds)
- Mains water and electricity
- Electric room heating (Night Storage)
- Mains drainage

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.