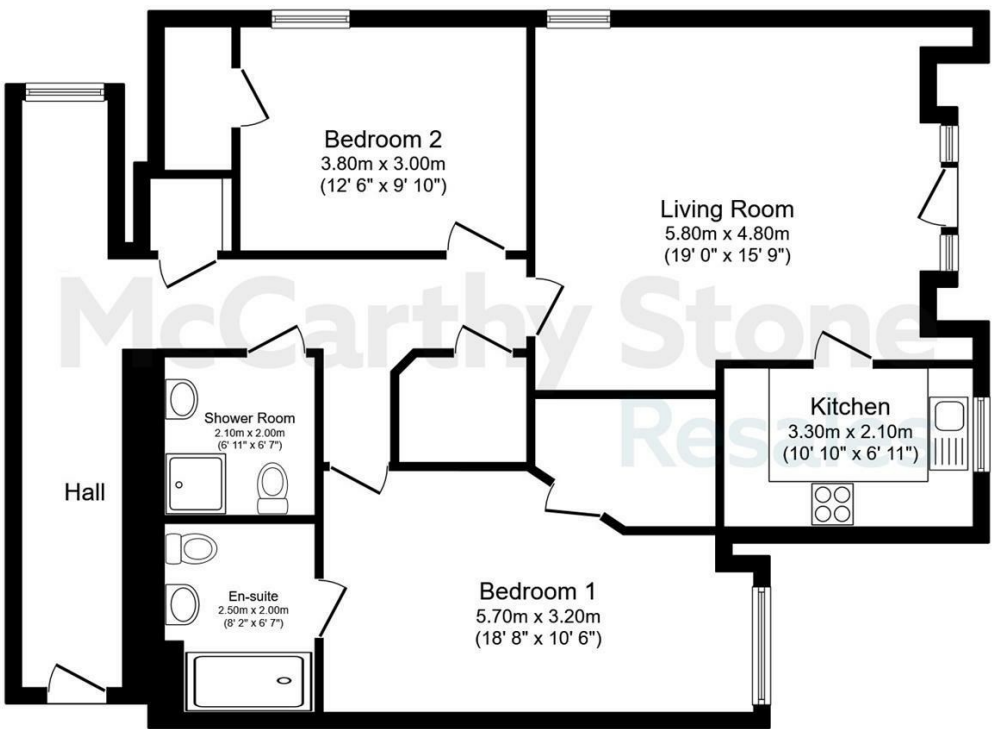


9 The Fairways

823 Clarkston Road, Glasgow, G44 3UZ



Total floor area 100.7 sq.m. (1,084 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: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		65	67
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		91	92
		EU Directive 2002/91/EC	

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The Fairways, 823 Clarkston Road, Glasgow

Summary

The Fairways was built by McCarthy & Stone purpose built 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 bathroom.

The apartment features a fully fitted kitchen, en-suite bathroom and separate shower room. The development includes a Homeowners' lounge, 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, CHECK WITH THE HOUSE MANAGER FOR AVAILABILITY. 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.

ITS A CONDITION OF PURCHASE THAT ALL RESIDENTS MUST MEET THE AGE REQUIREMENTS OF 60 YEARS.



Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/airing cupboard and an additional storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen. Patio doors open to paved patio area. Plumbing in the lounge to install washing machine.

Kitchen

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 and under pelmet lighting.

Bedroom One

Ceiling lights, walk-in wardrobe. TV and phone point.

En-suite Bathroom

Fully tiled and fitted with suite comprising of bath. WC, vanity unit with sink and mirror above.

Bedroom Two

Spacious second bedroom with storage cupboard. Ceiling lights. TV and phone point.



2 Bed | Offers over £265,000

Shower room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charges

- 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
- Contingency fund including internal and external redecoration of communal areas
- 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.

Current Service charges (Aug 2026) £4,658.95 (Monthly £388.26).

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.

