



15 Sutherland Drive, Giffnock

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

This popular suburb is located approximately 7 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Giffnock is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library, health care facilities and the recently refurbished Redhurst Hotel. Sutherland Drive is conveniently located for access to local shops on Eastwood Mains Road, nearby Silverburn Shopping Centre and Waitrose at Greenlaw Village Retail Park, in Newton Mearns.

Sports and recreational facilities can be found locally to include Nuffield Health Gym, David Lloyd Rouken Glen, Giffnock Tennis and Bowling club, Giffnock North Running Club, Cathcart Castle, Williamwood and Whitecraigs golf clubs and is close to both Rouken-Glen and Pollok Country Park.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools. The property within easy reach of various pick up points for Glasgow's private schools.



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## Description

An exceptional detached bungalow, extended and presented to the marketing in walk in condition, located within continually popular area, located just off Eastwoodmains Road.

The property provides flexible accommodation arranged over two levels, comprising:

Reception hallway with storage and Guest WC. Bright and spacious sitting room with bi-folding doors onto the decked terrace. Dining kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Two bay window bedrooms, both of double proportions and benefitting from ensuite shower rooms.

First Floor: Two further double bedrooms and a house bathroom.

The property is further complemented by gas central heating and double glazing. Gardens to front and rear of the property with a patio area and separate decked terrace, both ideal for entertaining. To the front is a horseshoe driveway providing off street parking.

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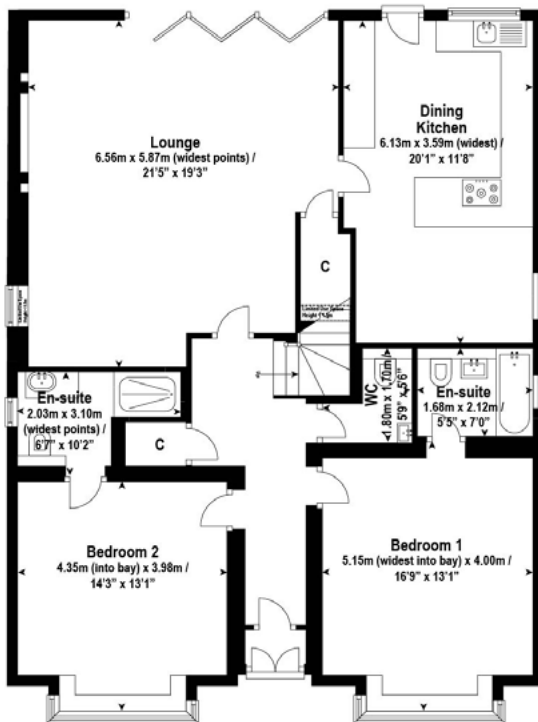
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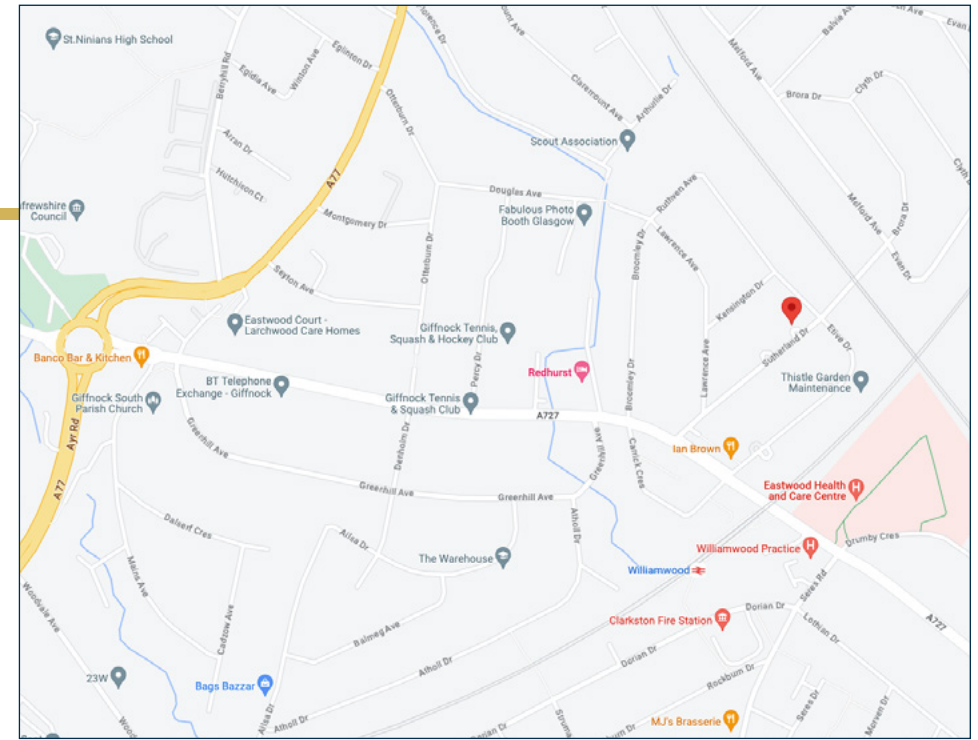
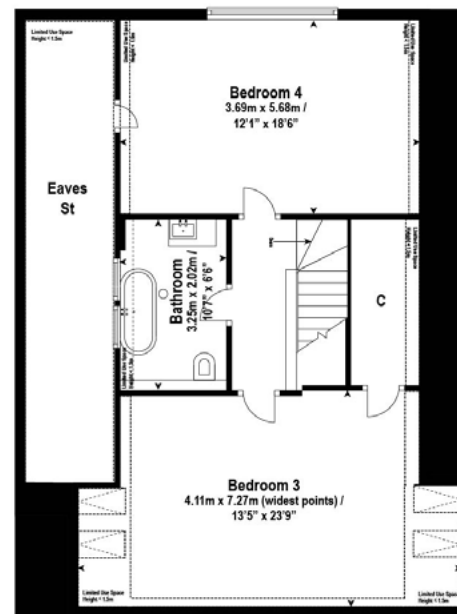
15 Sutherland Drive, Giffnock G46 6PL

Approximate gross internal area  
Main House: 1894.5 sq ft - 176 sq m  
Eaves Storage: 168.4 sq ft - 15.6 sq m  
Total = 2062.8 sq ft - 191.6 sq m

Ground Floor



First Floor



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: G

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

Local Authority

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

Property Reference CLA463

Plan produced for Nicol Estate Agents by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



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.

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