



42 Carleton Drive, Giffnock

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Nicol Estate Agents



## Nicol Estate Agents

### Situation

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 and health care facilities.

This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

The property is located in close proximity to Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road, The Avenue shopping centre and Waitrose at Greenlaw Village Retail Park. The property is within walking distance to Giffnock Train Station.

If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond.

A wide range of sports and recreational facilities can be found locally to include Eastwood Park Theatre, David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock health clubs, as well as Cathcart, Williamwood and Whitecraigs golf clubs, Whitecraigs tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









## Description

An immaculately presented and refurbished three bedroom mid terrace villa, close to local shops and amenities.

The complete accommodation comprises:

Ground Floor: Reception hall. Bright sitting room. Well appointed refitted dining kitchen fitted with a range of wall mounted and floor standing and affords access to the rear garden. Large understair cupboard.

First Floor: Bedroom one benefitting from fitted wardrobes. Bedroom two with wardrobe space. Bedroom three. The updated house shower room, with three piece suite completes the accommodation.

The property is further complemented by gas central heating and double glazing

Private garden grounds to rear of property with a decked terrace, ideal for entertaining. This property benefits from its own, single lock up garage.







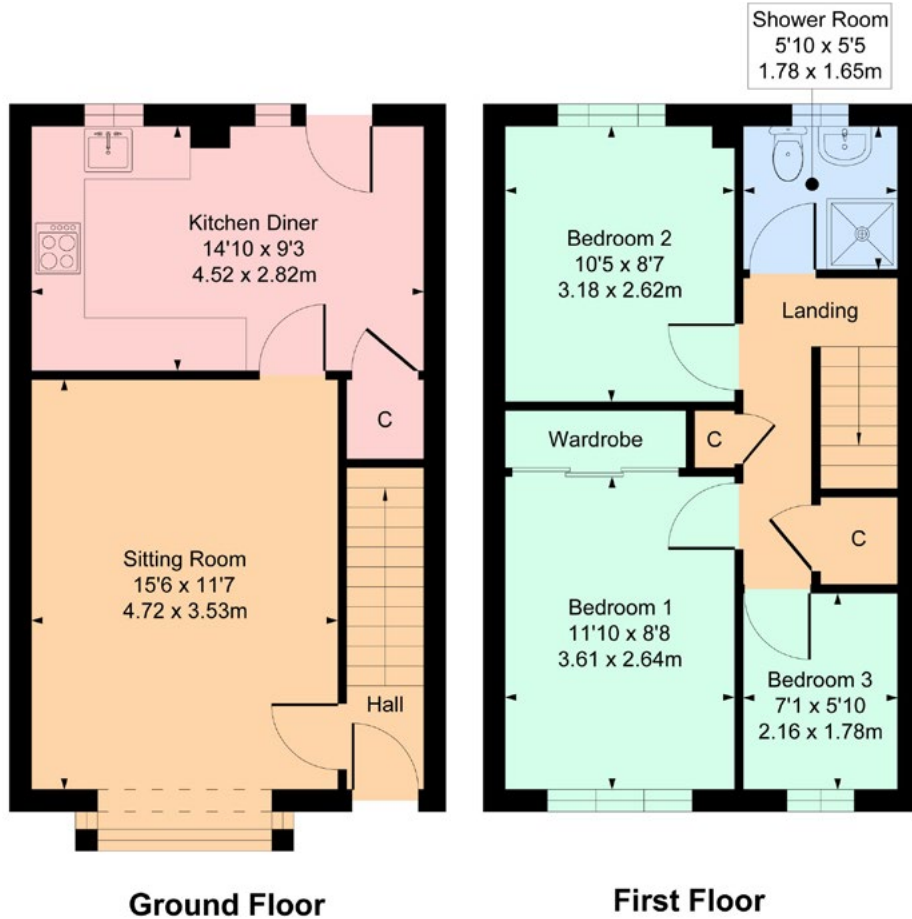


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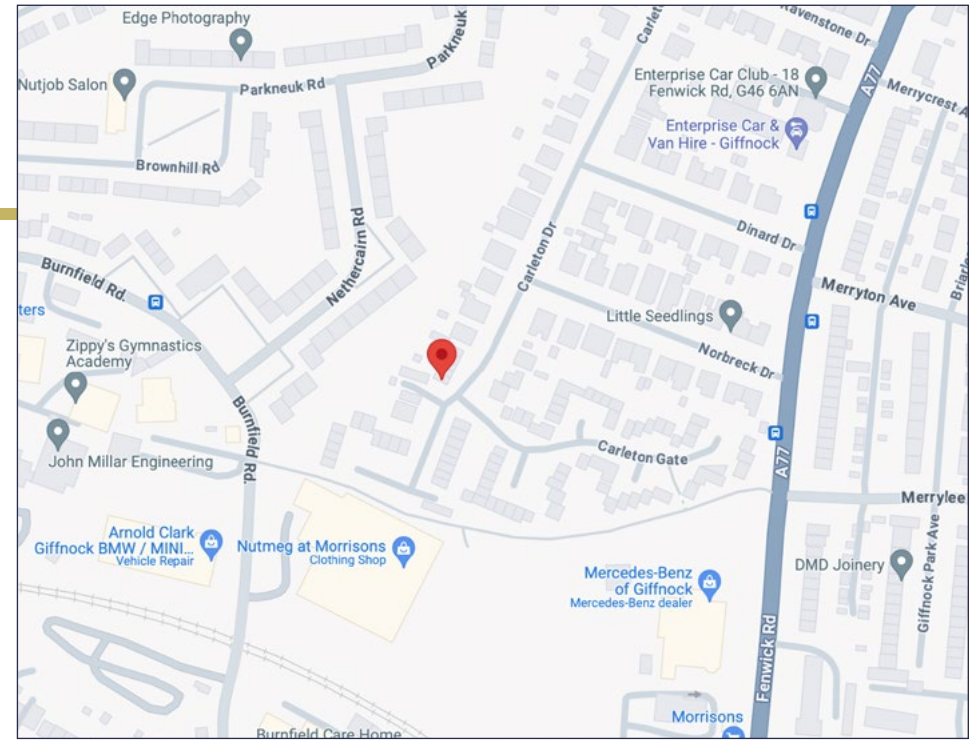
Approximate gross internal area = 754 sq ft - 70.04 sq m



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.

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, Busby Road,  
Clarkston, G76 7RB  
Telephone 0141 638 4541  
mail@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Band E

### Fixtures and Fittings

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

### Energy Efficiency Rating

Band D

### Services

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

### Local Authority

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

### Property Reference CLA512

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

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