



‘Kilbrandon’, 58 Woodlands Road, Rouken Glen

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Situation

The popular and leafy East Renfrewshire suburbs of Rouken Glen, Giffnock, Clarkston and Newton Mearns are well known for their superb local amenities and good transport links, just 8 miles south of Glasgow's City Centre, with easy road connections to the M77, the M8 & Glasgow Southern Orbital.

Woodlands Road lies within walking distance of the boutique shops, restaurants, banks and library of Giffnock Village, including Morrison's and Sainsbury's on Fenwick Road, as well as Whitecraigs and Giffnock Train Stations. Within a few minutes drive are Waitrose, Tesco and Aldi of Greenlaw Village Retail Park, and the M&S Foodhall and Asda of The Avenue Shopping Centre.

The local Primary and Secondary schooling are in close proximity, with St Ninians and Woodfarm High School, within easy walking distance.

For leisure, Rouken Glen Park, voted Best Park in the UK 2016, is just across the road, with walking trails through the woods, large adventure play area, skate park, five-a-side football pitches, tennis courts, walled garden, café and boating pond. Behind the woods to the rear of the house is Eastwood Park with the excellent East Ren Council Leisure Centre with its swimming pools, gym, theatre, arts workshop and café.

Other local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, and Giffnock Tennis Club.









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Description

Seldom available, a spacious detached bungalow, positioned within secluded garden grounds, close to Giffnock Village, Rouken Glen Park and popular schools.

At present the complete, flexible accommodation extends to:

Ground Floor: Entrance vestibule. Impressive reception hallway. Impressive and deceptively spacious sitting room with French doors to the rear garden. Dining room, with access to the conservatory. Breakfasting kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces and a Rayburn stove which also provides the central heating for the property. Large conservatory overlooking the rear garden grounds. Bay window bedroom one with fitted wardrobes and an ensuite bathroom. Bay window bedroom two. House bathroom, completes the overall accommodation.

Attic: Fixed staircase provides access to a substantial open space with Velux windows and ample eaves storage.

A particular feature of this property are the generous, mature and private garden grounds, with large sections of lawn and terraces to the south facing rear garden, which are ideal for entertaining. Driveway providing ample off street parking leading to a detached single garage.

















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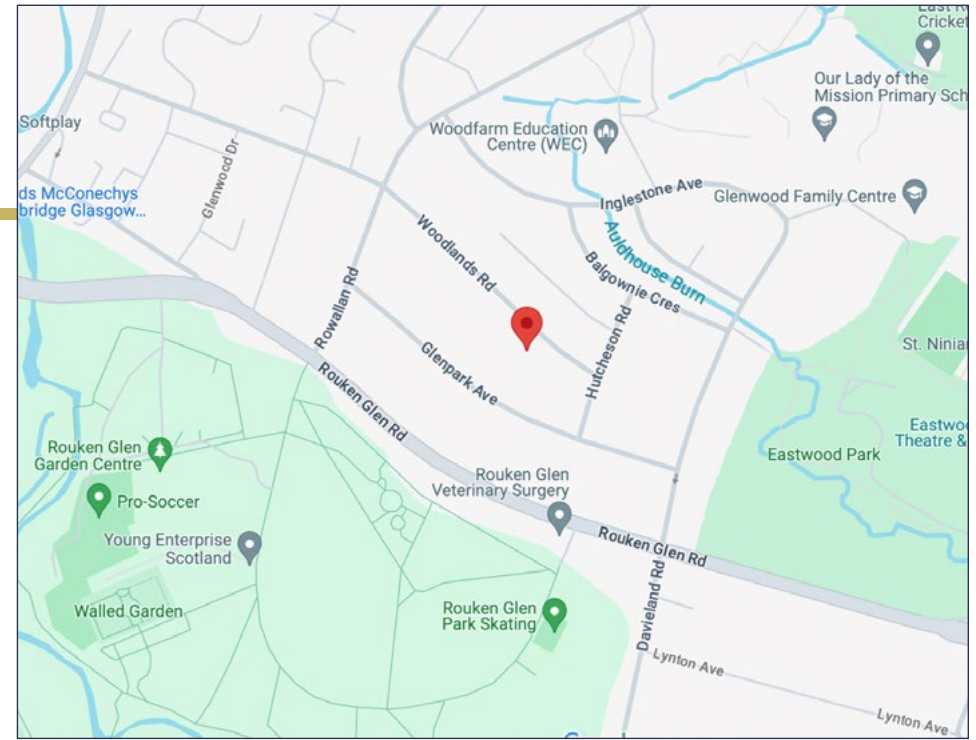
Approximate gross internal area 1929 sq ft - 179.2 sq m



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
46 Ayr Road
Newton Mearns
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council.
Band G

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 will be 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 3124

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