



1 Patterton Range Way, Sycamore Park, Darnley

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Situation

This popular 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.

Darnley, Thornliebank and Newton Mearns are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Sycamore Park is conveniently located for access to Sainsbury's in Darnley, The Avenue Shopping Centre, Greenlaw Retail Park which includes Waitrose, Aldi and Tesco Metro.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Eastwood Theatre and Rouken-Glen and Dams to Darnley parks.







Description

A beautifully presented and four bedroom detached villa, set within the popular Sycamore Park development by Persimmon Homes, close to local amenities and services.

The Ettrick is a spacious four bedroom detached villa by Persimmon Homes and this property has been upgraded and well maintained by the present owners.

The accommodation is formed over two levels and comprises:

Ground Floor: Welcoming reception hall with storage and staircase to upper level. Well presented sitting room. Family room. Well appointed combined kitchen/dining room. The kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. French doors open to the rear garden. A separate utility room leads to a guest WC.

First Floor: Upper landing with storage and providing access to all four double bedrooms. Principal bedroom with an attractive ensuite shower room. Bedroom two. Bedroom three. Bedroom four. The house bathroom with shower over the bath completes the internal accommodation.

The property is further complemented by gas central heating and double glazing. Well tended landscaped gardens. Enclosed rear garden with astroturf and terrace, ideal for entertaining. Driveway providing off street parking for two cars with an EV charger for electric vehicles.

For added peace of mind, the property also benefits from the balance of the NHBC certificate.









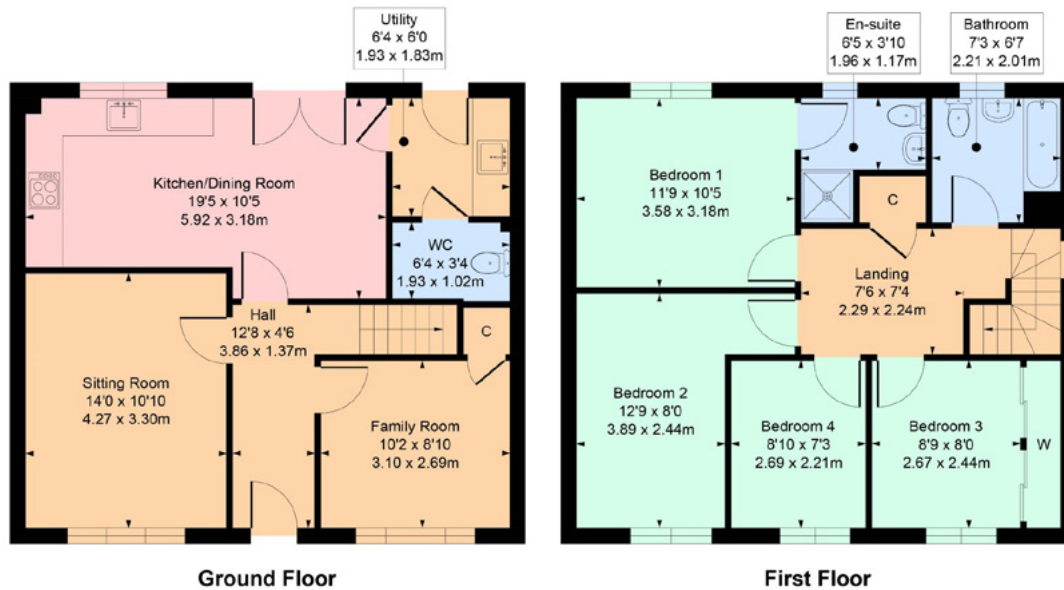
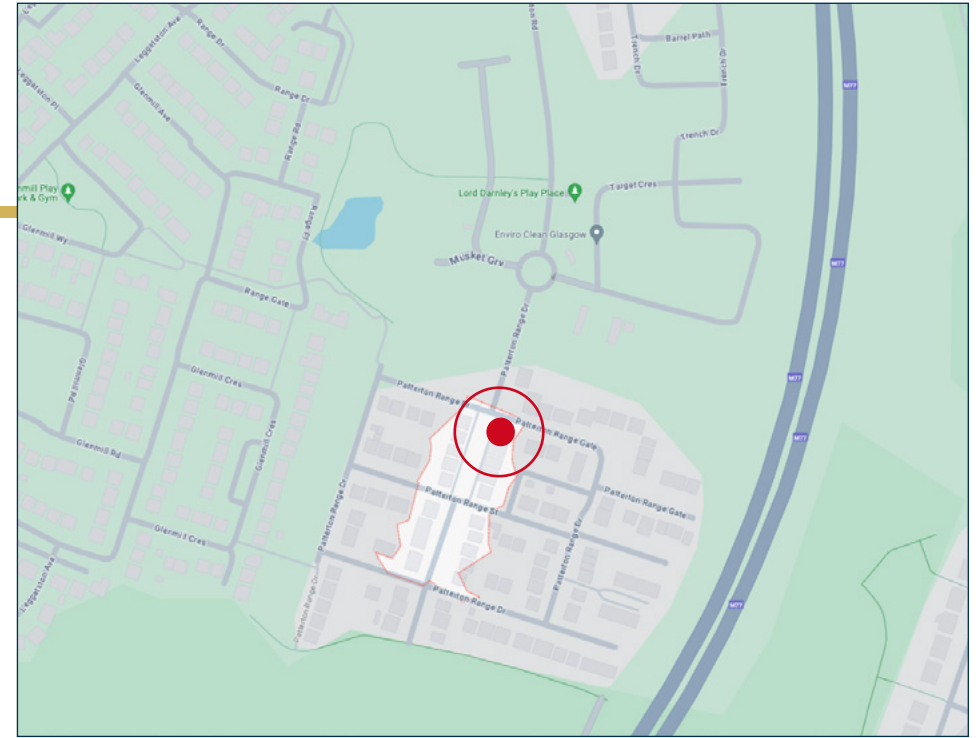


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Approximate gross internal area = 1204 sq ft - 111.85 sq m



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
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Council Tax Band: E

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

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference 3154

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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