



9 Kyle Drive, Giffnock G46 6ES

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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.

The property is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrison's and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park. 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.

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.

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









Description

An immaculately presented, two bedroom semi detached villa close to local amenities and transport links within the surrounding district.

At present the accommodation comprises:

Ground Floor: Reception hallway with staircase to upper level. Bright sitting room with large window overlooking the front gardens. Breakfasting kitchen, fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, large understairs cupboard and French doors leading to the patio area and rear garden.

First Floor: Upper landing with access to two double bedrooms, both with wardrobe space. The shower room with three piece suite, completes the accommodation.

The property is further complemented by gas central heating and double glazing. Garden grounds, with terraces, ideal for entertaining. Driveway providing off street parking.



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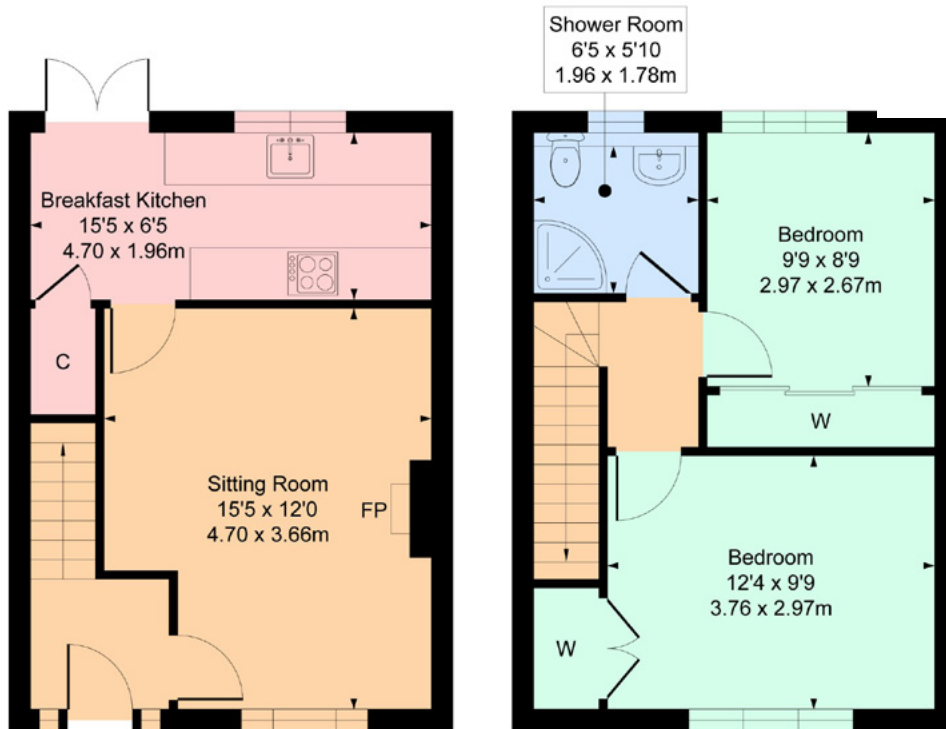
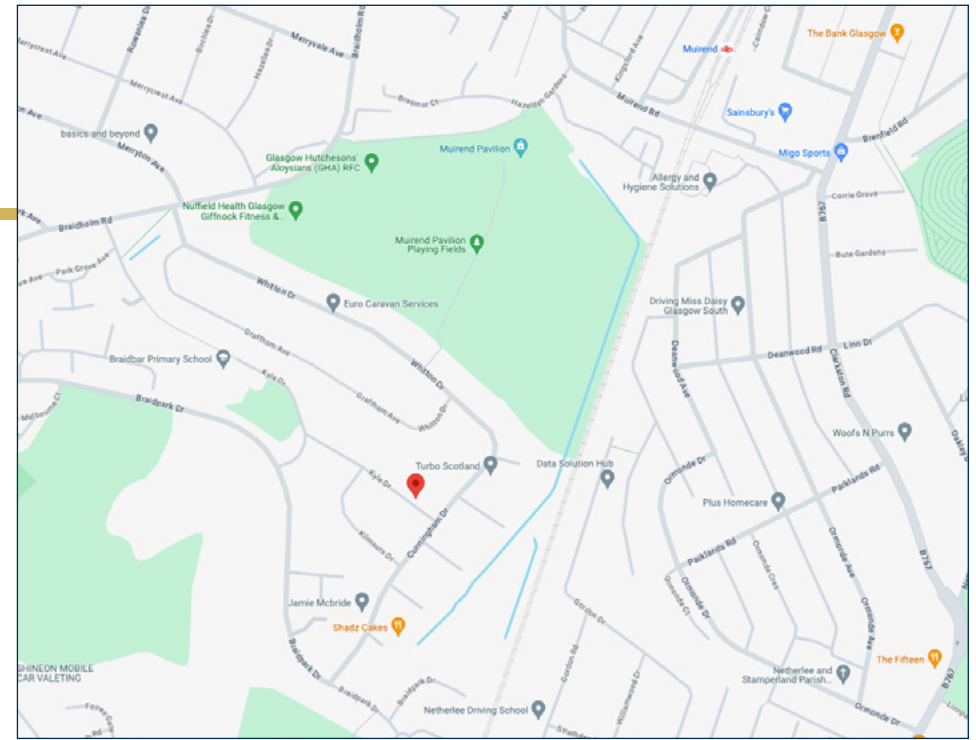


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Approximate gross internal area 683 sq ft - 63.45 sq m



Ground Floor

First Floor

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

East Renfrewshire Council Council Tax Band: D

Fixtures and Fittings

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

Energy Efficiency Rating

Band E

Services

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

Local Authority

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

Property Reference xx

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